Executive SummaryConditional Use / Residential Conversion

HEARING DATE: JUNE 8, 2017

1650 Mission St. Suite 400 San Francisco, CA 94103-2479

Reception: 415.558.6378

Fax:

415.558.6409

Planning Information: 415.558.6377

Date: June 1, 2017
Case No.: 2015-015866CUA

Project Address: 650 ANDOVER STREET

Zoning: RH-2 (Residential, House, Two-Family) District

40-X Height and Bulk District Bernal Heights Special Use District

Block/Lot: 5744/001

Project Sponsor: Suheil Shatara

890 7th Street

San Francisco, CA 94107

Property Owner: Shibli & Naifeh Azar

2956 Shannon Drive

South San Francisco CA 94080

Staff Contact: Ella Samonsky – (415) 575-9112

ella.samonsky@sfgov.org

Recommendation: Approval with Conditions

PROJECT DESCRIPTION

The Project Sponsor seeks a Conditional Use Authorization, pursuant to Planning Code Sections 209.1, 303, and 317 to allow the conversion of the vacant ground floor dwelling unit of an existing two-story, two-family building into a child care facility for up to 26 children, operating between 7 a.m. to 6:00 p.m.. The proposed Child Care Facility would consist of a classroom, office, a kitchen and two restrooms on the ground floor occupying a total area of approximately 1,088 square feet and the 725-square foot rear yard as the play area. A rear deck would be constructed to provide the dwelling unit on the second floor with private open space.

The Project Sponsor expects the proposed facility to care for up to 26 children throughout the day. Droposed firms for children would be between 7:00 and 9:00 am, and pick-up time for children would be between 3:30 and 6:00 pm. The Project Sponsor has expressed the intent to apply for a passenger loading zone curb along the Andover Street frontage in front of the entrance to the proposed facility. The operator will also be required to obtain a state issued license to operate the proposed Child Care Facility and adhere to the child-care center general licensing requirements of the State of California.

BACKGROUND

The subject property was originally authorized as a single-family dwelling above a ground floor

Executive Summary Hearing Date: June 8 2017

commercial use. The commercial space was designated a Non-Conforming Use (NCU). On March 17, 1978, the Planning Department sent a Notice of Intent to Terminate Commercial or Industrial Nonconforming Status to Shibli & Naifeh Azar, the current owners of the subject property. The NCU status was subsequently terminated. In 1992, the Property Owners submitted building permits (application nos. 9212996 and 9400053), which legalized a second dwelling unit on the ground floor. Additionally, Notice of Special Restrictions No. F335427 was recorded on the deed by the Property Owner that states "the first floor area shall only be used as one dwelling unit." The plans of later building permit applications showed a residential unit on the ground floor. Letters of Determination issued by the Planning Department on February 2, 1993 and August 31, 2015 determined the legal use of the subject propery is a two unit (family) residential building. The Property Owner appealed the 2015 Letter of Determination; the appeal was denied by the Board of Appeals, therefore the 2015 Letter of Determination was upheld.

On December 3, 2015, Jeremy Paul of Quickdraw Permit Consulting applied for Conditional Use Authorization (Application No. 2015-015866CUA) to establish a Community Facility, for a meeting facility, pursuant to Planning Code Sections 209.1; upon review, the sponsor was notified of additional Conditional Use requirement for residential conversion under Section 317 of the Planning Code. On November 10, 2016 the Property Owner filed Building Permit Application No. 201611102498 to establish a day care for up to 14 children. Upon review of the building permit application, the Planning Department notified the Property Owner that the project required approval of a Conditional Use Authorization for the conversion of a dwelling unit. On December 29, 2016, a compliant (201654981) was filed with the Department of Building Inspection for the unpermitted conversion of the ground floor to a day care. The complaint was closed when the day care operator closed their business. On March 7, 2017, the Project Sponsor, Suheil Shatara of Shatara Architecture, subsequently submitted revised plans and application for Conditional Use Authorization (Application No. 2015-015866CUA) to request authorization for the conversion of the vacant ground floor dwelling unit of an existing two-family building to a Child Care Facility for up to 26 children, pursuant to Planning Code Sections 209.1, 303, and 317.

SITE DESCRIPTION AND PRESENT USE

The Project site at 650 Andover Street is located on the southwest corner of the intersection of Richland Avenue and Andover Street, Block 5744, Lot 001 and located within the RH-2 (Residential House, Two-Family) Zoning District and Bernal Heights Special Use District with a 40-X Height and Bulk designation. The property has a 25-foot frontage on Andover Street and a 100-foot frontage on Richland Avenue and slopes upward from Andover Street. The site is devloped with a two-story, two-family building with a detached garage in the rear yard. The existing ground floor dwelling unit is currently vacant.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the Bernal Heights neighborhood within Supervisor District 9. The neighborhood is characterized by two-to-three story single-family and two-family homes, predominately constructed in the early 20th century. A three-story two-family residence abuts the project site on Andover Street, and a three-story three-family residence abuts the project site on Richland Avenue. Across Richland Avenue is a two story building with a dwelling unit above a corner store. Across Andover Street are two-story single –family homes.

Executive Summary Hearing Date: June 8 2017

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and 3 categorical exemptions under CEQA.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	May 19, 2017	May 17, 2017	22 days
Posted Notice	20 days	May 19, 2017	May 17, 2017	22 days
Mailed Notice	20 days	May 19, 2017	May 19, 2017	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)			
Other neighbors on the			
block or directly across		1	
the street			
Neighborhood groups			

To date, the Department has received a phone call from a neighborhood resident who expressed serious concern about locating a Child Care Facility at the site because of ongoing drug related criminal activity taking place on the block and nearby blocks, including shootings, and an email from a neighbor concerned with increase traffic and parking, who noted that the mosque and liquor stores already contribute to a shortage of parking on the street.

ISSUES AND OTHER CONSIDERATIONS

- Residential Conversion: Pursuant to Planning Code 317 (c), "where an application for a permit that would result in the loss of one or more Residential Units is required to obtain Conditional Use Authorization by other sections of this Code, the application for a replacement building or alteration permit shall also be subject to Conditional Use requirements." This project would result in the loss of one dwelling unit through residential conversion. This dwelling unit proposed for conversion is currently vacant. The existing dwelling unit on the second level, proposed to remain, includes improvements to retain access to private open space.
- Child Care Facility: The proposed Child care facility will provide child care for up to 26 children. Based on the San Francisco Citywide Nexus Analysis from March 2014, it is projected that the childcare demand is projected to increase approximately 17% for preschool aged children and 32% for infants and toddlers by the year 2020.
- Loading and Traffic: The Project Sponsor submitted a Drop-off and Pick-Up Management Plan,

Executive Summary Hearing Date: June 8 2017

date March 30, 2017, for the proposed Child care facility that the Department reviewed and determined would have no effects on transportation if implemented. The Project Sponsor outlined the intent to apply for a passenger loading zone curb along the Andover Street frontage in front of the entrance to the proposed facility and to implement staggered pick-up and drop-off times.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow the conversion of a dwelling unit and establishment of a Child Care Facility for 15 or more children within the Residential-House, Two-Family (RH-2) Zoning District, pursuant to Planning Code Section 209.1, 303, and 317.

BASIS FOR RECOMMENDATION

- The Project meets all applicable requirements of the Planning Code.
- The project would not displace any existing residential tenants.
- The use is desirable as it will provide a vital service for the residents of the neighborhood.
- The Project promotes small business ownership and employment opportunities.
- The General Plan encourages and supports the creation of family supportive services such as child-care services.
- The Project is compatible with the surrounding neighborhood and does not propose any exterior modifications or expansion to the existing building.

RECOMMENDATION: Approval with Conditions.

CASE NO. 2015-015866CUA 650 Andover Street

Executive Summary Hearing Date: June 8 2017

Attachments:

Block Book Map Sanborn Map Zoning Map Height & Bulk Map Aerial Photograph Site Photos

Environmental Evaluation/ Drop-Off and Pick-Up Management Plan Residential Conversion Application

Prop M findings Reduced Plans

Executive Summary Hearing Date: June 8 2017

CASE NO. 2015-015866CUA 650 Andover Street

Attachment Checklist

	Executive Summary		Project sponsor submittal
	Draft Motion		Drawings: Existing Conditions
	Environmental Determination		Check for legibility
	Zoning District Map		Drawings: <u>Proposed Project</u>
	Height & Bulk Map		Check for legibility
	Context Photos		3-D Renderings (new construction or significant addition)
	Site Photos		Check for legibility
	Parcel Map		Health Dept. review of RF levels
	Sanborn Map		RF Report
	Aerial Photo		Community Meeting Notice
			Environmental Determination
]	Exhibits above marked with an "X" are inc	clude	•
			Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)	
☐ Affordable Housing (Sec. 415)	☐ First Source Hiring (Admin. Code)
☐ Jobs Housing Linkage Program (Sec. 413)	☐ Child Care Requirement (Sec. 414)
Downtown Park Fee (Sec. 412)	□ Other

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Planning Commission Motion No. XXXXX

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.1, 303 AND 317 TO ALLOW THE CHANGE OF USE AND RESIDENTIAL CONVERSION FROM A DWELLING UNIT TO A CHILD CARE FACILITY ON THE GROUND FLOOR OF AN EXISTING TWO-FAMILY BUILDING WITHIN AN RH-2 (TWO-FAMILY RESIDENTIAL) DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 3, 2015 Jeremy Paul of Quickdraw Permit Consulting on behalf Naifeh and Sibli Azar (Property Owners) filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 209.1, 303 and 317 to allow the conversion of the vacant dwelling unit on the ground floor of an existing two-family building to a Community Facility within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

On March 7, 2017 Suheil Shatara (Project Sponsor) on behalf of the Property Owners filed an amended application with the Department for Conditional Use Authorization under Planning Code Sections 209.1, 303 and 317 to allow the conversion of the vacant dwelling unit on the ground floor of an existing two-family building to a Child Care Facility for up to 26 children within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

On June 8, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-015866CUA.

On May 8, 2017, the Project was determined by the Department to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and 3 categorical exemption under CEQA. The Commission has reviewed and concurs with said determination.

The Planning Department is the custodian of records, located in the File for Case No. 2015-015866CUA at 1650 Mission Street, Fourth Floor, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2015-015866CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and constitute findings of this Commission.
- 2. Project Description. The Project Sponsor seeks a Conditional Use Authorization, pursuant to Planning Code Sections 209.1, 303, and 317 to allow the conversion of the vacant ground floor dwelling unit of an existing two-family building to a Child Care Facility for up to 26 children. The proposed Child Care Facility would consist of a classroom, office, a kitchen and two restrooms on the ground floor occupying a total area of approximately 1,088 square feet and the 725-square foot rear yard as the play area. A rear deck would be constructed to provide the dwelling unit on the second floor with private open space. The Project Sponsor expects the proposed facility to care for up to 26 children throughout the day. Drop-off times for children will be between 7:00 and 9:00 AM, PM and last pick-up time for children will be between 3:30 and 6:00 PM. The Project Sponsor has expressed the intent to apply for a passenger loading zone curb along the Andover Street frontage in front of the entrance to the proposed facility. The operator will also be required to obtain a state issued license to operate the proposed child-care facility and adhere to the child-care center general licensing requirements of the State of California. The project does not propose physical expansion of the existing two-story building.
- 3. Site Description and Present Use. The Project site at 650 Andover Street is located on the southwest corner of the intersection of Richland Avenue and Andover Street, Block 5744, Lot 001 and located within the RH-2 (Residential House, Two-Family) Zoning District and Bernal Heights Special Use District with a 40-X Height and Bulk designation. The property has a 25-foot frontage on Andover Street and a 100-foot frontage on Richland Avenue and slopes upward from Andover Street. The site is developed with a two-story two-family building with a detached

garage in the rear yard. The existing ground floor dwelling unit is currently vacant and has not been occupied as a residence.

- 4. Surrounding Properties and Neighborhood. The subject property is located in the Bernal Heights neighborhood within Supervisor District 9. The neighborhood is characterized by two-to-three story single-family and two-family homes, predominately constructed in the early 20th century. A three-story two-family residence abuts the project site on Andover Street, and a three-story three-family residence abuts the project site on Richland Avenue. Across Richland Avenue is a two story building with a dwelling unit above a corner store. Across Andover Street are two-story single –family homes.
- 5. **Public Comment**. To date, the Department has received a phone call from a neighborhood resident who expressed serious concern about locating a Child Care Facility at the site because of ongoing drug related criminal activity taking place on the block and nearby blocks, including shootings, and an email from a neighbor concerned with increase traffic and parking, who noted that the mosque and liquor stores already contribute to a shortage of parking on the street.
- 6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Residential Conversion Section 317:** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to remove one or more residential units. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

As the project requires Conditional Use Authorization per the requirements of the Section 317, the additional criteria specified under Section 317 have been incorporated as findings as part of this Motion. See Item 8, "Additional Findings pursuant to Section 317" below.

B. Child-Care Facility. Planning Code Section 209.1 requires Conditional Use Authorization for child-care facilities providing less than 24 hour care for 15 or more children by licensed personnel and meeting the open space and other requirements of the State of California within an RH-2 District.

The Project Sponsor seeks Conditional Use Authorization to establish a child-care facility providing less than 24-hour care for more than 15 children within an RH-2 District. The Sponsor seeks Conditional Use Authorization for a Child Care Facility for up to 26 children, between the hours of 7:00 a.m. and 6:00 p.m.

C. **Floor Area Ratio.** Planning Code Section 124 requires an FAR (Floor Area Ratio) of 1.8 to 1 in RH-2 Zoning Districts.

The Project would result in a non-residential FAR ratio of approximately 0.4. The maximum floor area allowed would be approximately 4491 square feet. The Project proposes a non-residential area of approximately 1,088 square feet for the child-care facility; therefore the proposed Project complies with Planning Code Section 124.

D. **Front Setback.** Planning Code Section 132 requires front setbacks so that buildings related to the setbacks provided by adjacent buildings.

The subject building has no setback from the property line. No changes to the front setback are proposed.

E. **Rear Yard Requirement.** Planning Code Section 242 requires, in RH-2 Districts in the Bernal Heights Special Use District, a rear yard measuring 45 percent of the total depth. A building may intrude into the required rear yard up to the extent that an adjacent building intrudes, provided the intrusion is no wider than half of the width of the lot, and 25 percent of the total lot depth is provided as rear yard open space.

The required rear yard for the subject site is 45 feet of lot depth. The existing residential building has a rear yard of 48 feet; however, the detached garage is located in the rear yard area and is a non-complying structure.

F. **Open Space.** Planning Code Section 135 requires a minimum of 125 square feet of private open space, or 166.25 square feet of common open space per dwelling unit.

The rear yard, which provides common usable open space for the existing units, would be used by the Child Care Facility for outdoor play space. The Project proposes to construct a new rear deck of 125 square feet for the second floor unit; the proposed Project complies with Planning Code Section 135.

G. **Parking**. Planning Code Section 151 requires one off-street parking space per dwelling unit and one parking space for each 25 children to be accommodates by the Child Care Facility at any one time, where the number of such children exceeds 24.

A child-care facility for up to 26 children at any one time, is required to provide one off-street parking space, and one off-street parking space is required for the existing second floor dwelling unit. The existing garage provides two off-street parking spaces, therefore, no additional parking is required and the proposed Project complies with Planning Code Section 151.

H. **Bicycle Parking.** Planning Code Section 155.2 requires require a minimum of two Class 1 spaces, or one space for every 20 children in addition to, one Class 2 space for every 20 children for a child care facility.

The proposed child-care facility would serve up to 26 children and would provide two Class 1 spaces in addition to one Class 2 space; therefore the project complies with Planning Code Section 155.2.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

A. The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

The Project is compatible with the surrounding neighborhood as the proposed child care facility will occupy the existing ground floor of the residential building. The Project will not expand the existing building envelope, only the construction of a single story rear deck to accommodate the private open space for the second floor unit, and will not create any further physical impacts upon light, air or midblock open space. The use is desirable as it will provide a vital service for the residents of the neighborhood, especially those for patrons with children. The Project is desirable for and compatible with the neighborhood in that it provides a needed service for the residential neighborhood. The San Francisco Citywide Nexus Analysis from March 2014 has projected that the childcare demand for preschool aged children is projected to increase approximately 17% and increase by 32% for infants and toddlers by the year 2020.

- B. Such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - i. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The conversion of the use of the ground floor from residential to a child-care facility will not be detrimental to the health, safety, convenience or general welfare of the nearby residents or workers. The Project will not be injurious to existing properties or improvements or potential developments in the area, as the building shall remain with only the addition of a rear deck.

ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section <u>166</u> of this Code;

The Planning Code requires two off-street parking spaces for the new child-care facility and the existing dwelling unit, and two Class 1 bicycle parking spaces and one Class 2 bicycle parking spaces. The Project Sponsor has submitted a Pick-up and Drop-Off Management Plan, which has been determined to have no effect on transportation by the Department, and will apply for a loading zone to accommodate adequate drop-off and pickup efforts.

iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

As the Project is for child care facility, unlike commercial or industrial uses, the proposed uses are not considered to have the potential to produce noxious or offensive emissions. The hours of operation are from 7:00 am to 6:00 pm, and will therefore not generate nighttime noise.

iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

A rear deck is proposed that is 9 feet – 6 inches above grade and has an transparent railing. No other physical exterior alterations are proposed for the Project; only interior tenant improvements for the Child Care Facility. Any proposed signage will be subject to the review and approval of the Planning Department pursuant to Article 6 of the Planning Code.

C. Such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

D. Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The Project is consistent with the stated purpose of the RH-2 District, as defined in Planning Code Section 209.1, since institutional uses, such as child-care facilities, are some of the limited nonresidential use found in, and generally compatible uses with, RH-2 areas.

- 8. **Planning Code Section 317** establishes criteria for the Planning Commission to consider in the review of applications for Residential Conversion. On balance, the Project does comply with said criteria in that:
 - **i.** Whether conversion of the unit(s) would eliminate only owner occupied housing, and if so, for how long the unit(s) proposed to be removed were owner occupied;
 - The ground floor dwelling unit was not owner occupied. The unit is vacant and has not been occupied by a residential tenant in approximately seven years.
 - **ii.** Whether Residential Conversion would provide desirable new Non- Residential Use(s) appropriate for the neighborhood and adjoining district(s);
 - The Project is compatible with the surrounding neighborhood as the proposed Child Care Facility will occupy the ground floor of an existing residential building. The area is characterized by primarily single and two-family buildings and the Project would enhance services in this largely residential neighborhood, specifically those for children and their parents or guardians. Given that there would be no change to the building, the Project is appropriate for the neighborhood.
 - **iii.** In districts where Residential Uses are not permitted, whether Residential Conversion will bring the building closer into conformance with the Uses permitted in the zoning district;

The Project is located within an RH-2 Zoning District, which permits Residential Uses. Further, child-care facilities are permitted with Conditional Use Authorization from the Planning Commission.

iv. Whether conversion of the unit(s) will be detrimental to the City's housing stock;

While the Project would remove one dwelling unit from the City's housing stock, the dwelling unit is vacant and has not been rented to a residential tenant in approximately seven years. The Project will preserve the existing unit on the second floor and will provide a service, child care, which is complimentary to residential uses.

v. Whether conversion of the unit(s) is necessary to eliminate design, functional, or habitability deficiencies that cannot otherwise be corrected;

The Project is not necessary to eliminate design, functional or habitability deficiencies that cannot otherwise be corrected.

vi. Whether the Residential Conversion will remove Affordable Housing, or units subject to the Residential Rent Stabilization and Arbitration Ordinance.

The Project would result in the removal of one unit in a building that is age eligible to be subject to the Rent Stabilization and Arbitration Ordinance; the rent control status is dependent upon the determination of the San Francisco Rent Board. The subject residence is not considered to be affordable housing, as defined in Planning Code Section 415.

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

OBJECTIVE 2:

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.1:

Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

While the project does not propose demolition of a residential building, the conversion of use will result in the loss of one dwelling unit.

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKINIG ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

The Project would enhance the city living and working environment by providing needed child care services for residents and workers within the City. The Project would also need to comply with State licensing requirements for child care facilities, thus minimizing possible undesirable consequences from such an operation.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

Policy 2.3:

Maintain a favorable social cultural climate in the city in order to enhance its attractiveness as a firm location.

The Project will enhance the diverse economic base of the City by providing services for residents with children and ensuring families with children are accommodated. Increased options for child care will enable parents to pursue employment, cultural and education opportunities, while providing children with early learning. The proposed facility will also be open until 6:00 P.M., which better accommodates parents that work full-time.

OBJECTIVE 3:

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED

Policy 3.1:

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

The Project will provide additional employment opportunities for San Francisco residents. Also, the provision of child care services is an amenity that could attract and/or retain workers.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

No neighborhood-serving retail use would be displaced by the Project.

B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The Project does not involve any expansion to the residential building. The only exterior change will be the construction of a single story rear deck, which is a common feature in residential neighborhoods, and thus will not adversely affect existing housing or character of the neighborhood. Neighborhood character is conserved due to retention of existing building, and is further enhances by addition of a neighborhood-serving use.

C. That the City's supply of affordable housing be preserved and enhanced,

No affordable housing units will be removed or affected for this Project.

D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

Due to the nature of the Project there are no anticipated adverse effects upon MUNI service or on neighborhood parking. The Project will provide two off-street parking spaces, one for the dwelling unit and one for the child care facility, two Class 1 bicycle parking spaces and one Class 2 bicycle parking space. Further, the project will implement a Pick-up and Drop-off Management Plan, with the intent to apply for a 20-foot passenger loading zone curb along the Andover Street.

E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project is a Child Care Facility in an RH-2 District; therefore the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project. Rather, it may create new service sector employment opportunities for workers.

F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will not impact the subject property's ability to withstand an earthquake and all interior improvements shall meet the structural and seismic safety requirements of the City Building Code.

G. That landmarks and historic buildings be preserved.

No landmarks or historic buildings will be adversely affected by the Project.

H. That our parks and open space and their access to sunlight and vistas be protected from development.

This Project will not affect any parks or open space because there would be no physical expansion to the existing building, only the construction of a rear deck.

- 11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
- 12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2015-015866CUA** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94012.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 8, 2017.

Jonas P. Ionin Commission Secretary

AYES: Commissioners

NAYS:

ABSENT:

RECUSED:

ADOPTED: June 8, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the conversion of the vacant dwelling unit on the ground floor of an existing two-family building to a Child Care Facility for up to 26 children located at 650 Andover Street, Block 5744, and Lot 001 pursuant to Planning Code Section(s) 209.1, 303 and 317 within the RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District; in general conformance with plans, dated June 1, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2015-015866CUA and subject to conditions of approval reviewed and approved by the Commission on June 8, 2017 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **June 8, 2017** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a

Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN

6. Garbage, composting and recycling storage. Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

- 7. **Bicycle Parking** The Project shall provide no fewer than **two** Class 1 bicycle parking spaces and **one** Class 2 bicycle parking space as required by Planning Code Sections 155, 155.1 and 155.2. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of onstreet bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code. For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 8. **Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide **two (2)** independently accessible off-street parking spaces, one for the existing dwelling unit and one for the Child Care Facility use.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING – AFTER ENTITLEMENT

- 9. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction. For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 10. Revocation due to Violation of Conditions. Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

11. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project

Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

- 12. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works,* 415-695-2017, http://sfdpw.org
- 13. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works. For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, http://sfdpw.org
- 14. **Pick-up/Drop-off Management Plan.** The Project Sponsor shall ensure that the operation of the Child Care Facility complies with the Drop-off and Pick-up Management Plan, dated March 30, 2017, that includes providing a passenger loading and unloading "white" zone along a street curb that fronts the subject property and monitor the passenger loading and unloading "white" zone during morning and afternoon pick-up and drop-off hours.

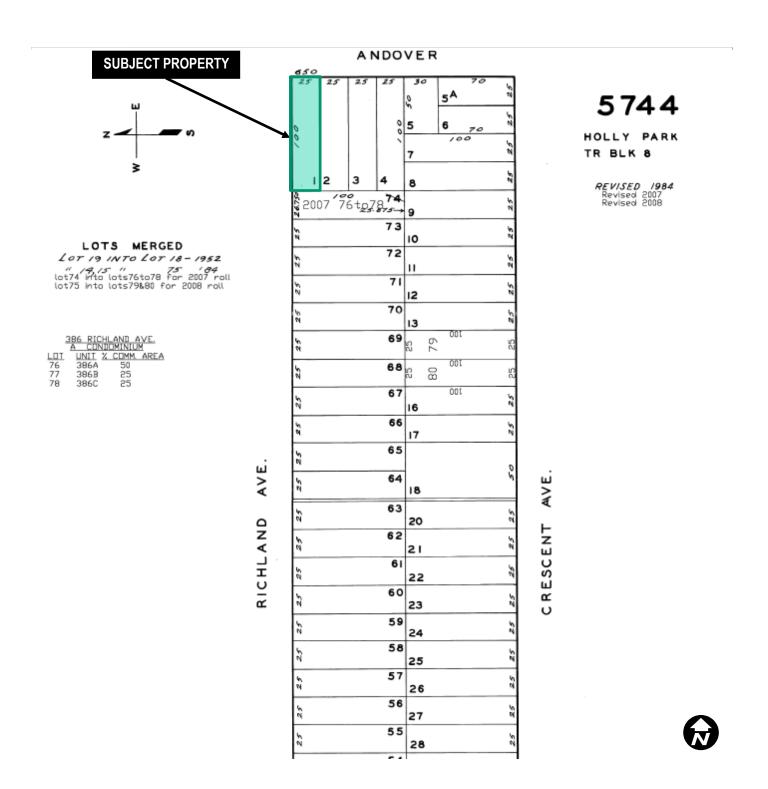
 For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

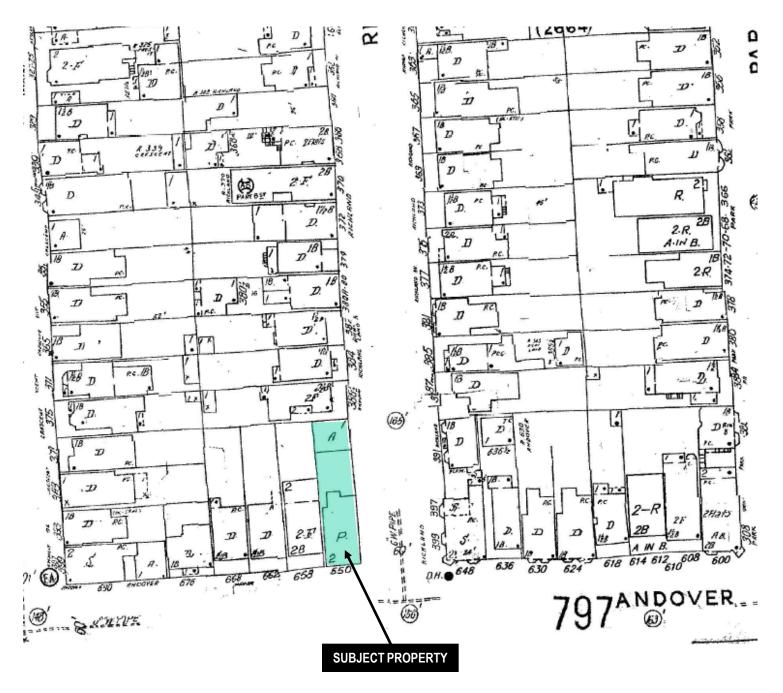
15. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Parcel Map



Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



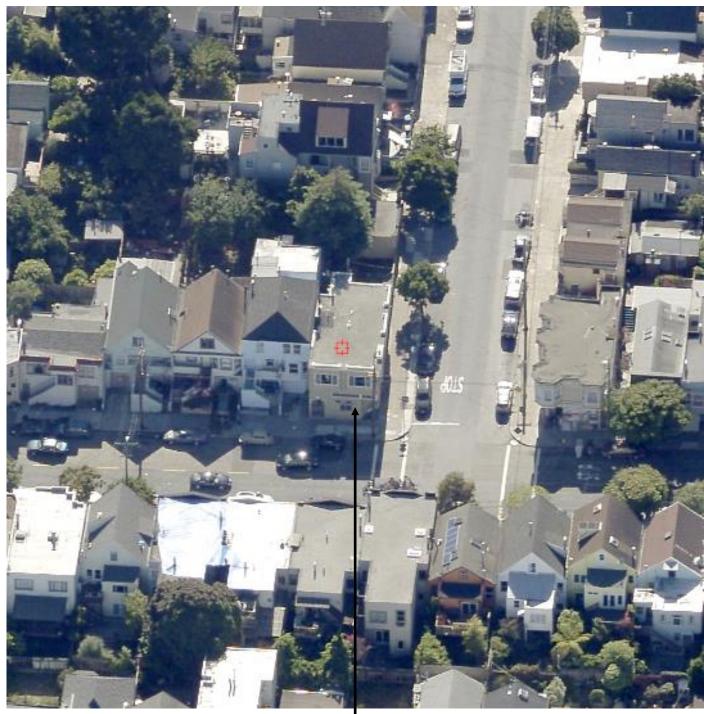
Aerial Photo



SUBJECT PROPERTY



Aerial Photo



SUBJECT PROPERTY



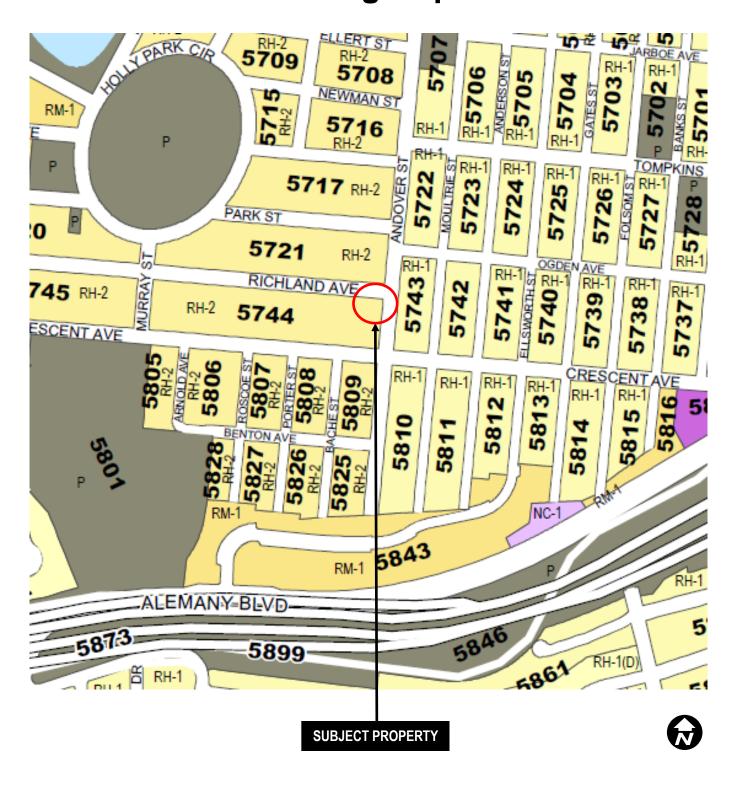
Aerial Photo



SUBJECT PROPERTY

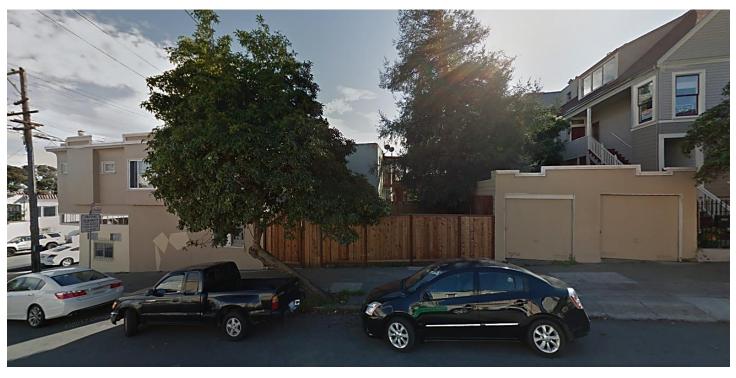


Zoning Map



Site Photo







Project Address

SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

Block/Lot(s)

PROPERTY INFORMATION/PROJECT DESCRIPTION

Case No.	Permit No.		Plans Dated					
Addition		RER if over 45 years old)	New Construction	Project Modification (GO TO STEP 7)				
Project descr	iption for Planning Depart	ment approval.						
	EMPTION CLASS IPLETED BY PROJECT PI	ANNER						
*Note: If ne	ither class applies, an <i>Envi</i>	ironmental Evaluation Appl	lication is required.	*				
	Class 1 – Existing Facilitie	s. Interior and exterior altera	ations; additions un	der 10,000 sq. ft.				
	Class 3 – New Construction	on/ Conversion of Small Str	ructures. Up to three	(3) new single-family				
		ng units in one building; cor						
	change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000							
	sq. ft. if principally permitted or with a CU.							
	Class							
	QA IMPACTS							
TO BE COM	IPLETED BY PROJECT PI	ANNER						
If any box is	checked below, an Enviro	onmental Evaluation Applic	ation is required.					
	Air Quality: Would the pa	roject add new sensitive rece	eptors (specifically, s	schools, day care facilities,				
	-	llings, and senior-care facilit	•	-				
	Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents</i>							
			end the check box if the applicant presents to the common the common that the					
	•	•	•	, &				
	the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap CEQA Catex Determination Layers > Air Pollutant Exposure Zone)							
	Hazardous Materials: If the	he project site is located on t	he Maher map or is	suspected of containing				
		ed on a previous use such as						
	_	rith underground storage tar		•				
		e - or a change of use from in		-				
		oplicant must submit an Env						
		ment. Exceptions: do not check box if the applicant presents documentation of co Department of Public Health (DPH) Maher program, a DPH waiver from the						

Revised: 4/11/16

	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Topography</i>)
	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
	are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Application is required, unless reviewed by an Environmental Planner.</u>
	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments	and Planner Signature (optional):
	OPERTY STATUS – HISTORIC RESOURCE MPLETED BY PROJECT PLANNER
	(IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)
	ategory A: Known Historical Resource. GO TO STEP 5. ategory B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
-=-	ntegory C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST TO BE COMPLETED BY PROJECT PLANNER

Che	ck all that apply to the project.
	1. Change of use and new construction. Tenant improvements not included.
	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-ofway.
	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Not	e: Project Planner must check box below before proceeding.
	Project is not listed. GO TO STEP 5.
	Project does not conform to the scopes of work. GO TO STEP 5 .
	Project involves four or more work descriptions. GO TO STEP 5.
	Project involves less than four work descriptions. GO TO STEP 6.
	P 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW BE COMPLETED BY PRESERVATION PLANNER
Che	ck all that apply to the project.
	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
	2. Interior alterations to publicly accessible spaces.
	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):

	9. Other work that would not materially impair a histo	oric district (specify or add comments):
	7. Calci Work that Would not materially impair a first	the district (opeciny of add comments).
	(Requires approval by Senior Preservation Planner/Prese	
	10. Reclassification of property status . (<i>Requires approx Coordinator</i>)	val by Senior Preservation Planner/Preservation
		to Category C
	a. Per HRER dated: (attach HRE	
	b. Other (specify):	7
	, ,,,	
Not	e: If ANY box in STEP 5 above is checked, a Preservation	Planner MUST check one box below.
	Further environmental review required. Based on the <i>Environmental Evaluation Application</i> to be submitted. G	1 , 1
	Project can proceed with categorical exemption review	1 /
	Preservation Planner and can proceed with categorical	exemption review. GO TO STEP 6.
Com	ments (optional):	
Prese	ervation Planner Signature:	
CTEI	P 6: CATEGORICAL EXEMPTION DETERMINATION	
	E COMPLETED BY PROJECT PLANNER	
	Further environmental review required. Proposed project	t does not meet scopes of work in either (check
	all that apply):	- -
	Step 2 – CEQA Impacts	
	Step 5 – Advanced Historical Review	
	STOP! Must file an Environmental Evaluation Applicati	on.
	No further environmental review is required. The project	ct is categorically exempt under CEQA.
	Planner Name:	Signature:
	Project Approval Action:	
	,	
	If Discretionary Review before the Planning Commission is requested,	
	the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categori	cal exemption pursuant to CEQA Guidelines and Chapter 31
	of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Cod	e an anneal of an exemption determination can only be filed
	within 30 days of the project receiving the first approval action.	c, an appear of an exemption determination can only be med
1		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project A	Address (If different tha	n front page)	Block/Lot(s) (If different than front page)			
Case No).	Previous Building Permit No.	New Building Permit No.			
			_			
Plans Da	ated	Previous Approval Action	New Approval Action			
Modifie	d Project Description:					
DETERMI	NATION IF PROJECT CO	ONSTITUTES SUBSTANTIAL MODIF	ICATION			
Compar	ed to the approved pro	ject, would the modified project:				
	Result in expansion of the building envelope, as defined in the Planning Code;					
	Result in the change	of use that would require public n	otice under Planning Code			
	Sections 311 or 312;					
	Result in demolition	as defined under Planning Code S	Section 317 or 19005(f)?			
	_	0.1	n and could not have been known			
	,		e originally approved project may			
76 - 11	no longer qualify for	•				
if at leas	st one of the above box	es is checked, further environme	ntal review is required.			
DETERMIN	IATION OF NO SUBSTANT	IAL MODIFICATION				
		cation would not result in any of				
			er CEQA, in accordance with prior project			
		ental review is required. This determinat ailed to the applicant, City approving enti	ities, and anyone requesting written notice.			
Planner		Signature or Stamp:				

SAN FRANCISCO PLANNING DEPARTMENT

Revised: 4/11/16

APPLICATION FOR School Drop-Off & Pick-Up Management Plan

1. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

PROJECT FEATURES	EXISTING	PROPOSED MAXIUMUM AT BUILD OUT	PROJECT TOTALS:
Number of Students		26	
Number of Staff		5	
Number of Off-Street Parking Spaces on the Project Site		0	
Number/Length of Off-Street Loading Spaces on the Project Site		2	
Number of Bicycle Parking Spaces on the Project Site		2	
Number/Length of On-Street Passenger Loading Zones Adjacent to the Project Site		20'	

2.	School	Drop-Off	&	Pick-Up	N	lanagement	Project	Information
----	--------	----------	---	---------	---	------------	---------	-------------

1.	Would the project be implemented in phases?		
	If ves. please describe the number of phases and duration of each implementation phase.		

Would the school be in operation during any proposed construction phase?

Number of students to be dropped off in the a.m.

3. When would students get dropped off in the a.m.?

7:00 am - 9:00 am

4. Would there be a staggered a.m. drop-off?

X YES NO

X NO

If yes, please describe how this would work. Would there be windows, for example: 8:00-8:15 a.m.? What grades or age groups would be served during each window? How many cars or children during each window?

Depending on the number of students and their ages. The program will make sure that no more than 6 students would be dropped in each intervals of 15 minutes

5.	Number of students to be picked up in the p.m.		
	26		•
6.	When would the students get picked up in the p.m.?		
	3:30 pm - 6:00 pm		
7.	Would there be a staggered p.m. pick-up?	☐ YES	□ №
	If yes, please describe how this would work. Are there windows, for example: 3:00 - 3:15 p.m.? What grades or age groups would be served during each window? How many cars or children during each window?		
	Depending on the enrollments and the needs of the families. and it		
	are enrolled in extended time 3:30 pm - 6:00 pm, the program will sure not to have more than 6 children be picked up in intervals of 1		s
8.	Would there be after school activities and programs?	X YES	□ №
	If yes, please describe these activities and programs and the pick-up times.		
	the school would be up to 3:30 pm extended care would be to 6:00 which the children can have free play time, painting and reading time		ng
9.	Would there be assigned staff, parents, or others (e.g. students) to help with drop-off and pick-up?	▼ YES	□ №
	If yes, please describe how many assigned staff, parents, or others and how this would work.		
	Teachers would be assigned for drop off and pick up of children to in their safety.	nsure	
10. Describe any existing and proposed new curb white zones (including lengths) where queueing would occur. Include documation of coorindation with SFMTA and show white zones on plans.			
	There will be a white zone 20' long		

11. When would freight/delivery activities occur? Please describe.

12. Would there be staff and/or visitor parking?

If there would be delivery it will be after 10 am-12:00 pm

YES X NO

	blease describe how many spaces for staff and visitors and where the parking be located. (Show parking on plans).			
TI	nere will be 2 bike parking for staff use.			
13. What other transportation-related measures would the school take to ensure the safety of children, families, and staff to the site? For example, a crossing-guard at adjacent crosswalks, or distribution of a pedestrian and bicycle safety fact sheet to parents and children? Please describe.				
14. What transportation-related measures would the school take? Please check ALL boxes that apply.				
[X	Notification to Parents of School Drop-Off & Pick-Up Management			
[X	Enforcement Program by School Staff of School Drop-Off & Pick-Up Management			
X	Inventory Log of Transportation-Related Complaints			
X	Distribution of Monitoring Reports of the School Drop-Off & Pick-Up Management			
X	Distribution of Multimodal Access Guide to the School			
X	Bike Racks and Bike Storage			
	Coordinated Walking or Biking Program (Example: Walking School Bus Program)			
	Volunteer Carpooling Program			
	Shared Parking Agreements with Nearby Parking Facilities			
	Commuter Benefit Program for Staff			
	Other.			
	Please describe below additional transportation-related measures that the school would take to encourage the use of transportation modes other than the automobile that are not included above.			

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature:	Nancy Azar	Date:	3/29/17	
------------	------------	-------	---------	--

Print name, and indicate whether owner, or authorized agent:

Owner / Authorized Agent (circle one)

For Department Use Only

Application received by Planning Department:

By: Nany Voil HZah

Date:



FOR MORE INFORMATION: Call or visit the San Francisco Planning Department

Central Reception

1650 Mission Street, Suite 400 San Francisco CA 94103-2479

TEL: 415.558.6378 FAX: 415 558-6409

WEB: http://www.sfplanning.org

Planning Information Center (PIC)

1660 Mission Street, First Floor San Francisco CA 94103-2479

TEL: 415.558.6377

Planning staff are available by phone and at the PIC counter. No appointment is necessary.

APPLICATION FOR

Dwelling Unit RemovalMerger, Conversion, or Demolition

I. Owner/Applicant Information	
PROPERTY OWNER'S NAME:	essense de de la company de
Shibli and Naifeh Azar	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
	(650) 291-0512
2956 Shannon Drive, South San Francisco, CA, 94080	EMAIL:
	Nancynazar@yahoo.com
APPLICANT'S NAME:	
Suheil Shatara	

APPLICANT'S ADDRESS:	TELEPHONE:
200 711 51 1 5 5 5 5 6 5 6 6 6 6 6 6 6 6 6 6	(415) 512-7566
890 7th Street, San Francisco, CA 94107	EMAIL:
	Suheil@shataraarch.com
CONTACT FOR PROJECT INFORMATION:	
	Same as Above 🔀
ADDRESS;	TELEPHONE:
	()

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):
	Same as Above 🔀
ADDRESS;	TELEPHONE:
	(.)
	EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT:	ZIP CODE:
650 Andover Street	
CROSS STREETS:	Marked
Richland Avenue	

ASSESSORS BLO		LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
5744	/ 001	25'X100'	2500	RH2- Bernal heights	40-X

3. Project Type and History

(Please check all that apply) ☐ New Construction X Alterations	ADDITIONS TO BUILDING: Rear Front Height	BUILDING PERMIT NUMBER(S): 2016-1110-2498 DATE FILED:				
☐ Demolition ☑ Other Please clarify:		DATE OF PROPERTY PURCHASE: (MM/DD/YYYY) 1981 → -10 - 75	<u> </u>			
	│ │ Side Yard	ELLIS ACT Was the building subject to the Ellis Act within the last decade?	YES	NO		

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
		PROJECT FEATURES		
Dwelling Units	2		-1	1
Hotel Rooms	0			0
Parking Spaces	2			2
Loading Spaces	0			0
Number of Buildings	1	1 - 3-3-4 (1994) 1 49-5 17 10 10 14 (1994) 1 10 10 11 11 11 11 11 11 11 11 11 11 1	M. B. C. CONTRACTOR CO	1
Height of Building(s)	26			26
Number of Stories	2			2
Bicycle Spaces	0	0	3	3
	GROS	S SQUARE FOOTAGE (GS	SF)	
Residential	2270	1182	- 1088	1182
Retail	0			0
Office	0			0
Industrial/PDR Production, Distribution, & Repair	0			0
Parking				777-771 1071 11 11 11 11 11 11 11 11 11 11 11 11 1
Other (Specify Use)	day care		1088	1088
TOTAL GSF	2270	1182	1088	2270

5. Additional Project Details

UNITS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Units:	0		0
Rental Units:	2	-/	
Total Units:	/	1- DAYCARE	The second second
Units subject to Rent Control:	O		0
Vacant Units:	1	DAYCARE	1- DAYCARE

BEDROOMS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Bedrooms:	. 0		0
Rental Bedrooms:	2		2
Total Bedrooms:	2		2
Bedrooms subject to Rent Control:	0		0

UPPER UNIT ONLY

6. Unit Specific Information

	UNIT NO.	NO. OF BEDROOMS	GSF	OCCUPANCY		ADDITIONAL CRITERIA (check all that apply)
EXISTING	/	2	1182	□ OWNER OCCUPIED 🂢	RENTAL	☐ ELLIS ACT ☐ VACANT☐ RENT CONTROL (1/10)
PROPOSED				OWNER OCCUPIED	RENTAL	
EXISTING	/	1	1088	☐ OWNER OCCUPIED 💢	RENTAL	☐ ELLIS ACT ☐ VACANT
PROPOSED			1088	☐ OWNER OCCUPIED 💢	RENTAL	DAY CARE
EXISTING				OWNER OCCUPIED	RENTAL	☐ ELLIS ACT ☐ VACANT ☐ RENT CONTROL
PROPOSED				□ OWNER OCCUPIED □	RENTAL.	September 1

7. Other Information

Please describe any additional project features that were not included in the above tables: (Atlach a separate sheet if more space is needed.)

- 1. UPPER RETEL RETARL RESIDENTIAL UNIT WITH TWO BED ROOMS DINING RM USED AS THIRD BED RM.
- 2. LOWER UNIT WITH ONE BED RM. —
 LOWER UNIT WAS RENTED TO COMMERCIAL
 TENANTS. IN 2013 UNIT WAS RENTAL
 FOR COMMERCIAL MEETING RM & CANAPUS USE
 THE TENANT IN 2013 ENDED UP WING IN
 THE LOWER UNIT.

Priority General Plan Policies – Planning Code Section 101.1 (APPLICABLE TO ALL PROJECTS)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

	Please respond to each policy; if it's not applicable explain why:
1. That resid	existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for ent employment in and ownership of such businesses enhanced;
The Day (Care will enhance the employment opportunities for the neighborhood.
2. That cultu	existing housing and neighborhood character be conserved and protected in order to preserve the ral and economic diversity of our neighborhoods;
The Upp	per existing Residential Unit will not be affected. and it is already occupied and rented.
	the City's supply of affordable housing be preserved and enhanced; residential unit in the building will not be affected. The lower unit of the building was a vacant space.
The One i	residential unit in the building will not be affected. The lower unit of the building was a vacant space.
	commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;
	hange of use of the Day Care will not impede the Muni transit nor will it overburden the
	hood parking. A street bicycle parking is added and a two bicycle spaces were added inside the A drop off and pick up lane (white zone) was added for the convenience of parents.

 That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;
The Day Care will create opportunities for employments for the neighborhood residents
That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;
The Day Care unit and the residential units will be partially upgraded during the phase of the remodeling.
and will follow the codes and rules of the city of San Francisco,
7. That landmarks and historic buildings be preserved; and
The building is not historically significant nor it falls in a historical district.
8. That our parks and open space and their access to sunlight and vistas be protected from development.
N/A The proposed scope of work will not change any of the outside character of the building and the access of
the sunlight is not affected

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Dwelling Unit Conversion

(SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(f), the Conversion of residential dwelling-units not otherwise subject to a Conditional Use Authorization shall be subject to a Mandatory Discretionary Review.

In reviewing proposals for the Conversion of residential dwelling-units to other forms of occupancy, the Planning Commission will review the criteria below.

Please answer the following questions to determine how the project does or does not meet the Planning Code requirements:

DWE	YES	NO						
	Will the conversion of the unit(s) eliminate only owner occupied housing?		XÍ					
1	If yes, for how long has the unit(s) proposed for removal been owner-occupied?							
2	Will the conversion of the unit(s) provide desirable new non-residential use(s) appropriate for the neighborhood and adjoining district(s)?	×						
3	Is the property located in a district where Residential Uses are not permitted?		×					
	If yes, will the Residential Conversion bring the building closer into conformance with the uses permitted in the zoning district?							
4	Will the conversion of the unit(s) be detrimental to the City's housing stock?		Ø					
5	Is the conversion of the unit(s) necessary to eliminate design, functional, or habitability deficiencies that cannot otherwise be corrected?		×					
6	Will the Residential Conversion remove Affordable Housing, or unit(s) subject to the Rent Stabilization and Arbitration Ordinance?		×					

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

a: The undersigned is the owner or authorized agent of the owner of this property.

b: The information presented is true and correct to the best of my knowledge.

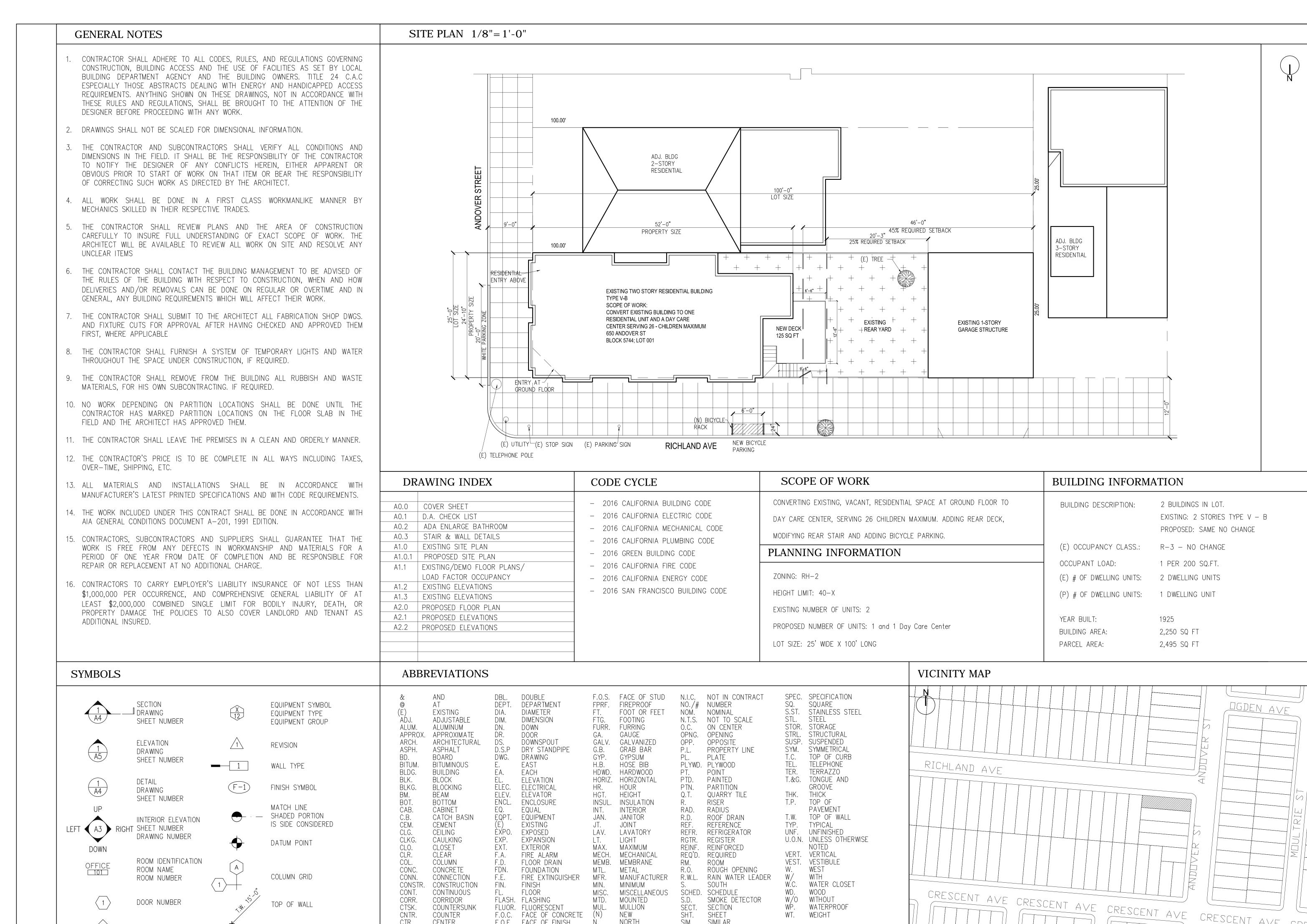
c: Other information or applications may be required.

Signature:

Γ

Print name, and indicate whether owner, or authorized agent:

NAIFEH AZAK



SECT. SHT.

SIM.

SECTION

SIMILAR

SHEET

WATERPROOF

WT. WEIGHT

CTSK.

CNTR.

CTR.

WINDOW NUMBER

COUNTERSUNK

COUNTER

CENTER

FLUOR. FLUORESCENT

F.O.F. FACE OF FINISH

F.O.C. FACE OF CONCRETE

MUL.

MULLION

NEW

NORTH

SHATARA ARCHITECTURE INC.

> 890 7TH ST. SAN FRANCISCO CA 94107

TEL (415) 512-7566 suheil@shataraarch.com

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TENANT IMPROVEMENT

650 ANDOVER STREET SAN FRANCISCO, CA

BLOCK: 5744 LOT: 001

PROJECT DIRECTORY

ARCHITECT

SAN FRANCISCO, CA 94107 TEL: 415-512-7566

CONTACT: MR. SUHEIL SHATARA

CONTACT ARCHITECT

ISSUED DATE

BUILDING 02.04.2016 BUILDING 01.15.2017

BUILDING 03.31.2017 BUILDING 05.03.2017

No.C24700 REN 10/31/17

SHEET DESCRIPTION COVER SHEET

A0.0

CRESCENT AVE

CONDITIONS BELOW MUST BE FULLY D 5. READ "A" THROUGH "D" BELLOW C				E BOX (ONE E	BOX ONLY)				
A: ALL EXISTING CONDITIONS SER FILL OUT PAGE 2 OF D.A. C		A OF REMODEL	FULLY COMPLY	WITH ACCESS	REQUIREMENTS. N) FURTHER UPG	GRADES ARE REQU	IRED.	
B: PROJECTS ADJUSTED COST OF FILL OUT AND ATTACH PAGE	2 OF D.A. CHI	ECKLIST AND A	NY OTHER REQI	UIRED FORMS 1	TO PLANS.	11012	10. 711.7	UDOD 10.52	
C: PROJECT ADJUSTED COST OF OTHER ITEMS SHALL BE CHECONSISTS	CKED ON PAGE	2 OF THE D.F	A. CHECKLIST IN				IS THAT WILL BE	UPGRADED ON FORM C. AL	L
FILL OUT AND ATTACH BARRIE E: PROPOSED PROJECT IS MINOR (NOTE: THIS SHALL NOT BE U DESCRIPTION OF REVISION:	ER REMOVAL FOR	ORM TO PLANS PREVIOUSLY AF	PPROVED PERMI			- APPLICATION H	HERE:		
			1	1	WHERE ON THE DRA				
TE: UPGRADES BELOW ARE STED IN PRIORITY BASED CBC-11B-202.4 Ex 8	EXISTING FULLY COMPLYING	UPGRADE TO	EQUIVALENT FACILITATION WILL PROVIDE FULL ACCESS	IS TECHNICALLY	COMPLIANCE	NOT REQUIRDE BY CODE AND/OR NONE EXISTING	NON-COMPLIANT REQUEST URH MUST BE RATIFIED BY AAC	LOCATION OF DETAIL(S)— DRAWING SHEET (DO NOT LEAVE T ALSO CLARIFICATION COM	
ONE ACCESSIBLE ENTRANCE CLUDING: APPROACH WALK, VERTICAL CCESS, PLATFORM (LANDING), DOR/GATE AND HARDWARE FOR DOR/GATE								A0.1 & A0.1	2
REA OF REMODEL INCLUDING						5 7			
PARKING/ACCESS AISLES AND CURB RAMPS CURB RAMPS AND WALKS									
CORRIDORS, HALLWAYS, FLOORS RAMPS ELEVATORS, LIFTS									
C. AT LEAST ONE ACCESSIBLE RESTROOM FOR EACH SEX OR A SINC INISEX RESTROOM SERVING THE AREA OF REMODEL									
). ACCESSIBLE PUBLIC PAY PHONE.									
. ACCESSIBLE DRINKING FOUNTAINS(HI-LOW).									
. SIGNAGE. G. VISUAL ALARM, STORAGE, STORAGI ND ADDITIONAL PARKING									
SEE THE REQUIREMENTS FOR ADDITIONAL FORMS LISTED BELOW	1.	2.	3.	4.	5.	6.	7.	V	
. NO ADDITIONAL FORMS REQUIRED. 2. NO ADDITIONAL FORMS REQUIRED. 3. FILL OUT REQUEST FOR APPROVAL 4. FILL OUT REQUEST FOR APPROVAL 5. PROVIDE DETAILS FROM A SET OF 6. NO ADDITIONAL FORMS REQUIRED 7. FILL OUT REQUEST FOR AN UNREA (SEE UHR FORM FOR DETAILS)	OF TECHNICA CITY APPROVE	L INFEASIBILITY ED REFERENCE	FORM FOR EADRAWINGS, PRO	CH ITEM CHECH DVIDE ITS PERM	KED AND ATTACH I	TO PLAN. JMBER HERE:		_AND LIST REFERENCE DRA THE ACCESS APEALS COMM	
orm C: DISABLED ACC	CESS 20%	% RULE							
S FORM IS ONLY REQUIRED FOR PRO ECKED OFF ON THE D.A. CHECKLIST PENDITURES USED FOR DISABLED ACC	AND IS FOR PE CESS UPGRADE	ROVIDING AN IT S FOR THIS PR	EMIZED LIST OF	THE ESTIMATE	ED COSTS FOR THE				
. CHECKLIST AND ANY REQUIRED FOI SED ON CBC SECTION 11B-202.4 EXC JAL TO THE VALUATION THRESHOLD LE. IN CHOOSING WHICH ACCESSIBLE	CEPTÍON 8, ON (CURRENT ENR	LY PROJECTS \ CONSTRUCTION	N INDEX AMOUN	NT) ARE ELIGIBI	LE FOR THE 20%				
ECKLIST. GENERAL, PROJECTS VALUED OVER T CEPTIONS 1 THROUGH 8 FOR OTHER C SECTION 11B—202.4, EXCEPTION 9 EVIOUSLY APPROVED & BUILT WITHOU	EXCEPTIONS). (ABBREVIATED)): IN ALTERATI	ON PROJECTS I	NVOLVING BUILI	DINGS & FACILITIES				
THE 20% DISPROPORTIONALITY PROVEDS THE VALUATION THRESHOLD IN CILITIES THAT QUALIFIES FOR THIS 20 RESHOLD.	ISIONS DESCRIE EXCEPTION 8 DISPROPORT	BED IN EXCEPT . REFER TO TH TIONALITY PROV	ION 8, EVEN IF E CODE FOR TI	THE VALUE OF E	F THE PROJECT BUILDINGS &				
		•	\$		\$				
Cost of construction:(Excluding access 20% of A): List the Upgrade Expensionstruction cost below:	nartares ana ti		\$ FILL WITH TEXT \$ FILL WITH TEXT \$						

D.A. CHECKLIST

SHATARA
ARCHITECTURE

INC.

SAN FRANCISCO CA 94107

890 7TH ST.

TEL (415) 512-7566 suheil@shataraarch.com

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TENANT IMPROVEMENT

650 ANDOVER STREET SAN FRANCISCO, CA

BLOCK: 5744 LOT: 001

PROJECT DI RECTORY

ARCHITECT

890 7TH STREET SAN FRANCISCO, CA 94107 TEL: 415-512-7566

OWNER CONTACT ARCHITECT

CONTACT: MR. SUHEIL SHATARA

DATE

BUILDING 02.04.2016

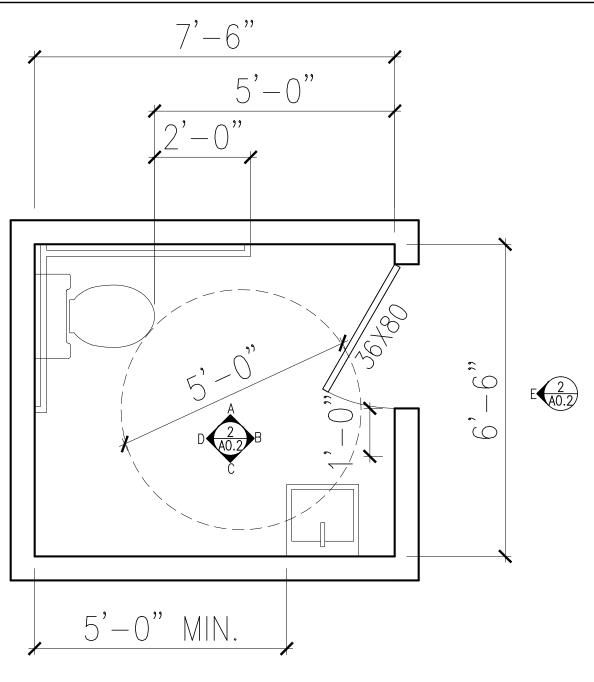
BUILDING 01.15.2017

BUILDING 03.31.2017

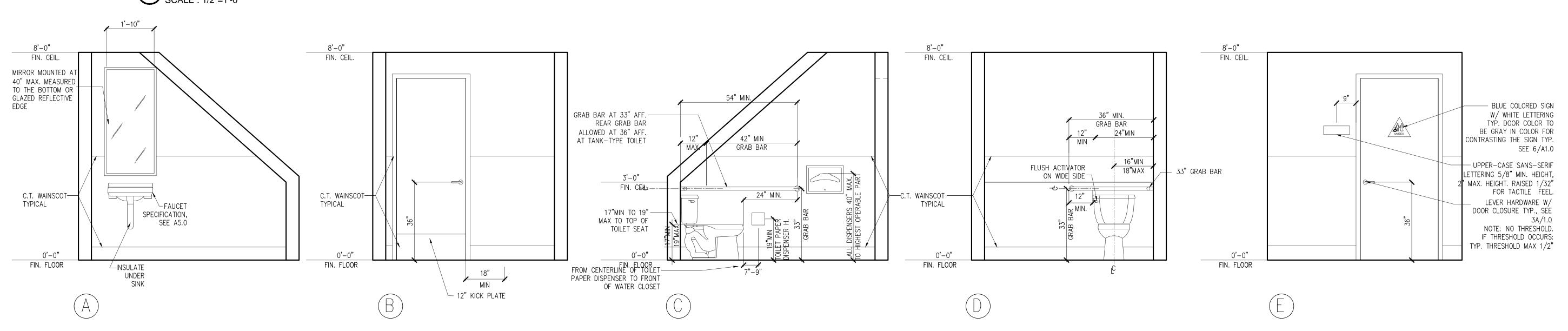
BUILDING 05.03.2017

SHEET DESCRIPTION D.A.CHECK LIST

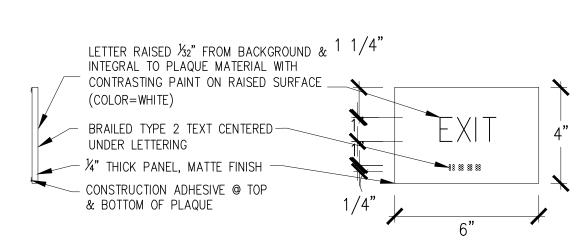
AO. 1



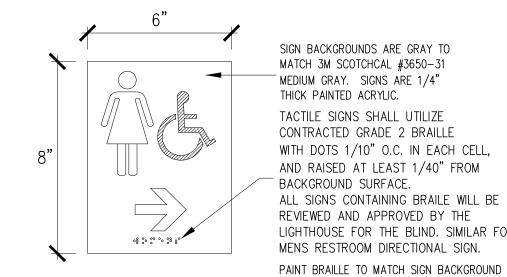
ENLARGED H.C. TOILET PLAN



TOILET ELEVATIONS SCALE: 1/2"=1'-0"



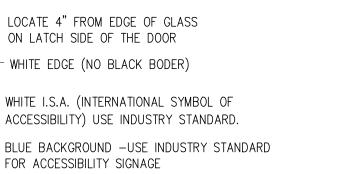




MATCH 3M SCOTCHCAL #3650-31 MEDIUM GRAY. SIGNS ARE 1/4" THICK PAINTED ACRYLIC. TACTILE SIGNS SHALL UTILIZE CONTRACTED GRADE 2 BRAILLE WITH DOTS 1/10" O.C. IN EACH CELL, AND RAISED AT LEAST 1/40" FROM BACKGROUND SURFACE. ALL SIGNS CONTAINING BRAILE WILL BE REVIEWED AND APPROVED BY THE LIGHTHOUSE FOR THE BLIND. SIMILAR FOR MENS RESTROOM DIRECTIONAL SIGN.

DIRECTIONAL SIGNAGE





WHITE EDGE (NO BLACK BODER) WHITE I.S.A. (INTERNATIONAL SYMBOL OF ACCESSIBILITY) USE INDUSTRY STANDARD. BLUE BACKGROUND -USE INDUSTRY STANDARD FOR ACCESSIBILITY SIGNAGE PROVIDE REVERSE PRINTED DECAL-APPLY TO INSIDE SURFACE OF GLASS, FACINGS OUTSIDE.

LATCH SIDE 3/8" ON LATCH SIDE OF THE DOOR

ISA DECAL (TACTILITY NOT REQUIRED

TYPICAL SIGNAGE NOTES

1. ALL SIGN COMPONENTS SHALL BE INSTALLED WITH PERMANENT ADHESIVE TO PROVIDE DURABLE SIGNANGE WITH NO DELAMINATION.

2. WALL MOUNTED SIGNS SHALL BE INSTALLED WITH THE CENTERLINE OF SIGN AT 60 A.F.F. U.O.N

3. ROOM IDENTIFICATION SIGNS SHALL BE MOUNTED ON THE LATCH SIDE OF THE DOOR, UNLESS IF THERE IS INSUFFICIENT SPACE, IN WHICH CASE SIGN MAY BE MOUNTED ON THE HINGE SIDE.

4. TACTILE SIGNS SHALL COMPLY WITH A.D.A RECOMMENDATIONS. TEXT SHALL BE SANS-SERIF UPPERCASE CHARACTERS AT LEAST 5/8" HIGH AND RAISED 1/32" FROM BACKGROUND SURFACE.

5. TACTILE SIGNS SHALL UTILIZE CONTRACTED GRADE 2 BRAILLE WITH DOTS 1/10" O.C. IN EACH CELL, AND RAISED AT LEAST 1/40" FROM BACKGROUND SURFACE.

6. PICTORGRAM'S BORDER DIMENSION SHALL BE AT LEAST 6" HIGH AND EACH DIRECTLY SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM.

7. FONT FOR ALL TEXT SHALL BE UNIVERSE 57 CONDESED AS SHOWN IN DETAILS .

8. ARCHITECT TO PROVIDE DIGITAL FILES AS REQUIRED BY SIGNAGE FABRICATOR

9. SAMPLES AND VERIFICATION OF SIGNAGE SHALL BE REQUIRED TO ENSURE COMPLIANCE

10. ALL SIGNS CONTAINING BRAILE WILL BE REVIEWED AND APPROVED BY THE LIGHTHOUSE FOR THE BLIND.

11. ALL SIGNS TO BE CLEAR NON-GLARE AND CONTRASTING ON COLOR.

SHATARA ARCHITECTURE INC.

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TENANT IMPROVEMENT

650 ANDOVER STREET SAN FRANCISCO, CA

BLOCK: 5744 LOT: 001

PROJECT DIRECTORY

890 7TH STREET

ARCHITECT

SAN FRANCISCO, CA 94107 TEL: 415-512-7566

OWNER CONTACT ARCHITECT

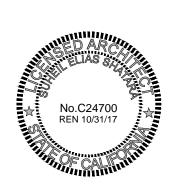
CONTACT: MR. SUHEIL SHATARA

DATE **ISSUED**

BUILDING 02.04.2016 BUILDING 01.15.2017

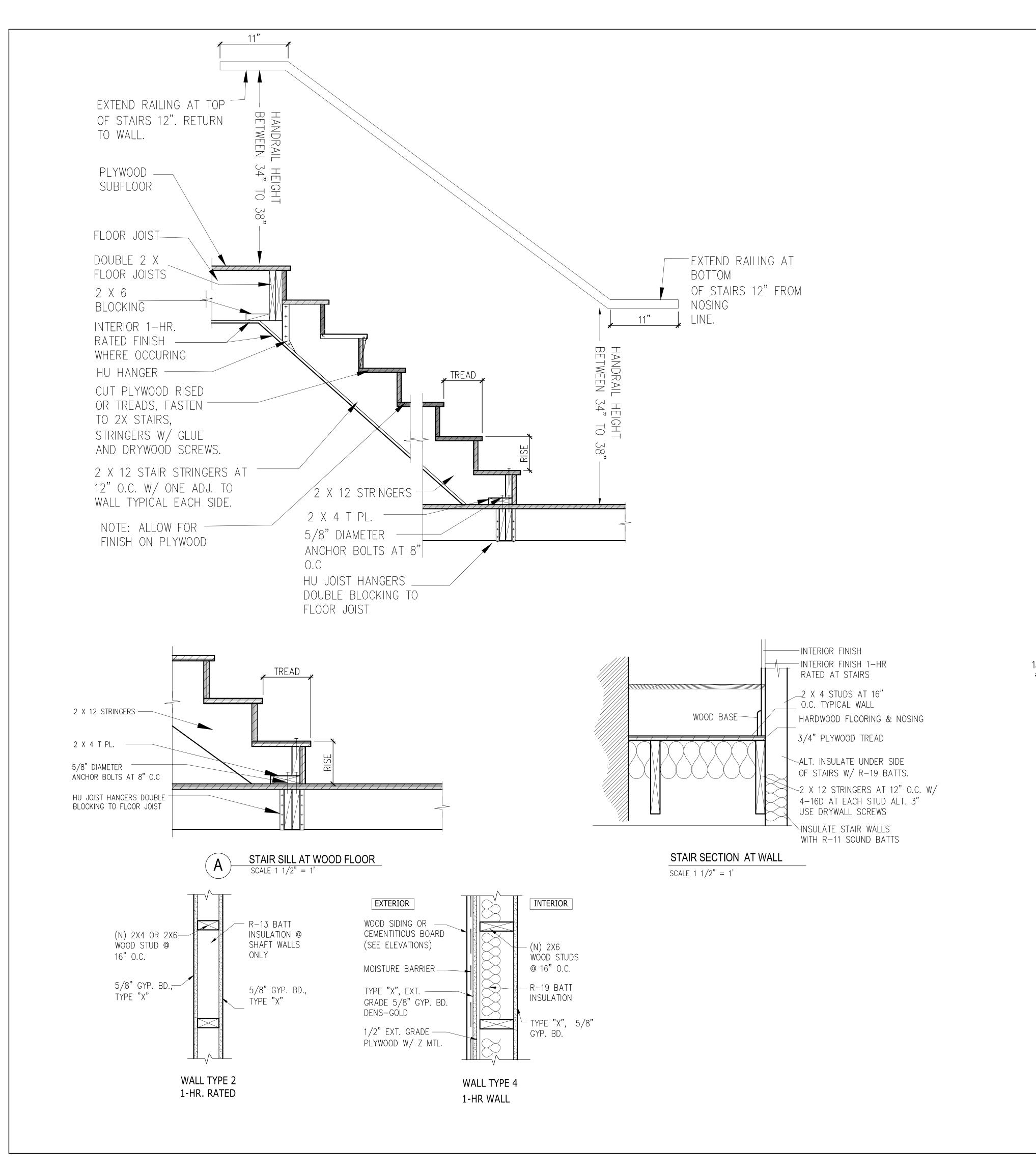
BUILDING 03.31.2017

BUILDING 05.03.2017



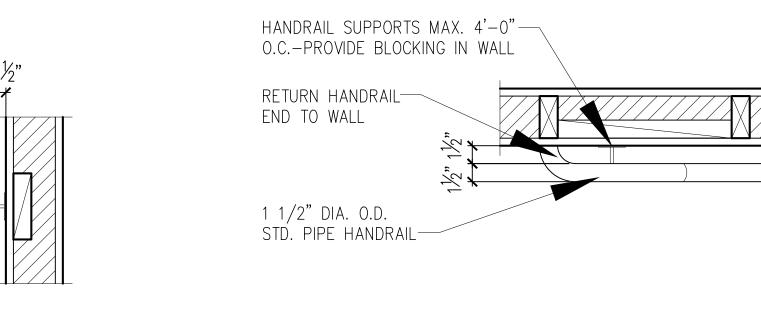
SHEET DESCRIPTION ADA ENLARGED BATHROOM PLAN

A0.2



STAIRWAY NOTES:

- 1. STAIR RISER HEIGHTS 7"MAX & 4" MIN TREAD DEPTHS: 11MIN (2010CBC,1009.4.2). EXCEPTION, SINGLE UNIT MAY HAVE 7 3/4" MAX. RISE & 10" MIN. TREAD.
- 2. STAIRWAY WIDTH FOR <50 OCCUPANTS: 36"MIN (2010CBC,1009.1).
- 3. HEADROOM CLEARANCE: MIN 80" (2010CBC1009.2).
- EANDINGS. FLOOR OR LANDING AT THE TOP & BOTTOM OF EACH STAIRWAY. THE WIDTH OF LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF STAIRWAYS THEY SERVE. (2010CBC 1009.5).
- 5. HANDRAILS ON EACH SIDE. HANDRAIL HEIGHT NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. (2010CBC, 1012.2).
- 6. HANDRAIL GRASPABILITY. TYPE I HANDRAILS WITH A CIRCULAR CROSS SECTION: OUTSIDE DIA. OF 1/4" MIN & 2" MAX IF THE HANDRAIL IS NOT CIRCULAR: PERIMETER DIMENSION OF 4"MIN & 6 1/4" MAX (2010CBC, 1012.3.1).
- 7. HANDRAIL EXTENSIONS. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE. THE HANDRAILS SHALL EXTEND HORIZONTALLY 12"MIN BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER (2010CBC, 1012.6).



SECTION

RAIL END RETURN

STAIR RAILING

SCALE 3"= 1'

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CA 94107

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TENANT IMPROVEMENT

650 ANDOVER STREET
SAN FRANCISCO, CA

BLOCK: 5744 LOT: 001

PROJECT DI RECTORY

ARCHITECT

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CONTACT: MR. SUHEIL SHATARA

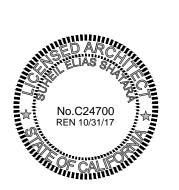
OWNER CONTACT ARCHITECT

ISSUED DATE NO

BUILDING 01.15.2017

BUILDING 03.31.2017

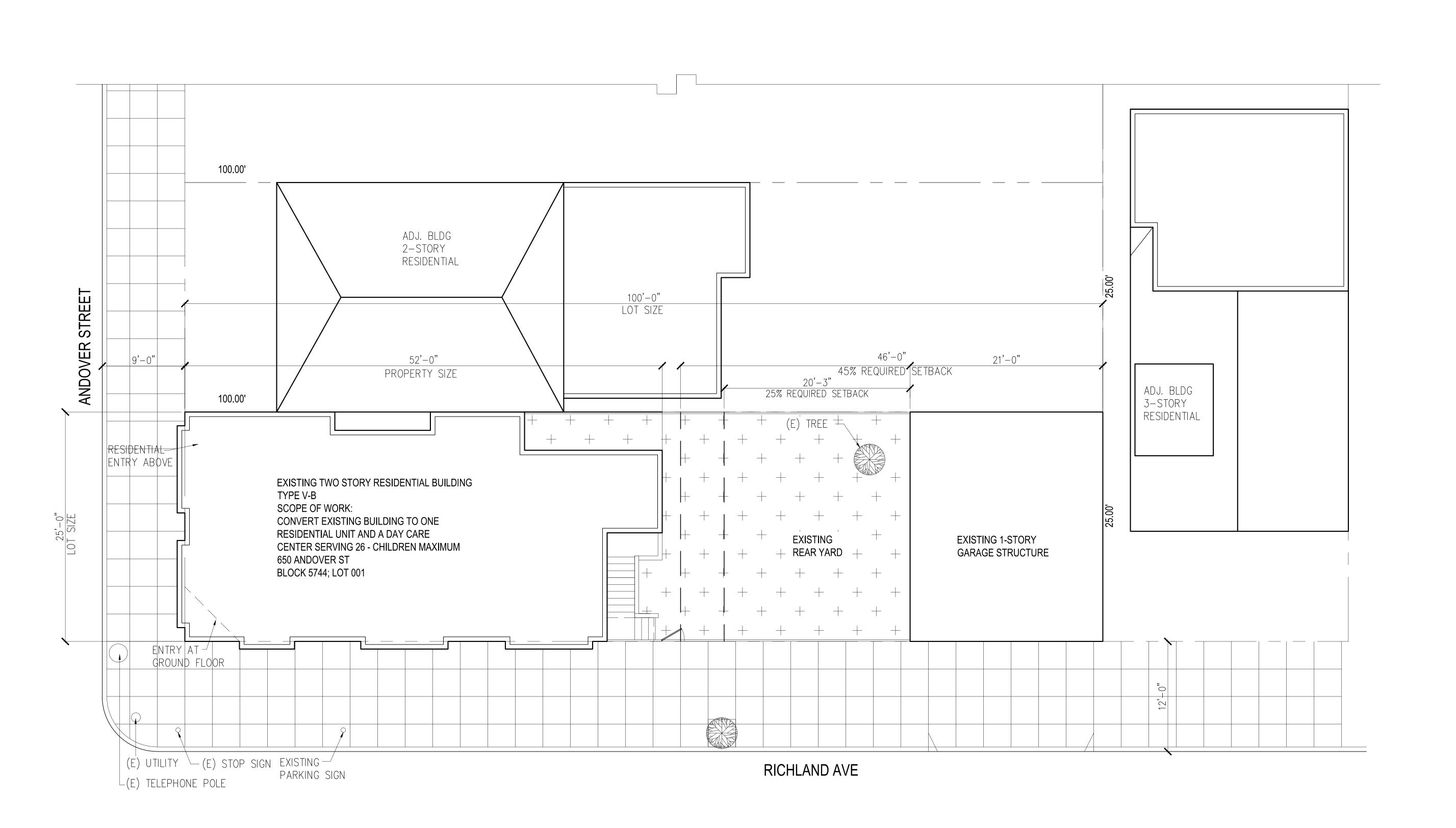
BUILDING 05.03.2017



STAIR & WALL DETAILS

A0.3





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ARCHITECTURE
INC.

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PROJECT
TENANT IMPROVEMENT

650 ANDOVER STREET
SAN FRANCISCO, CA

BLOCK: 5744 LOT: 001

PROJECT DIRECTORY

ARCHITECT

890 7TH STREET SAN FRANCISCO, CA 94107 TEL: 415-512-7566

CONTACT: MR. SUHEIL SHATARA

OWNER

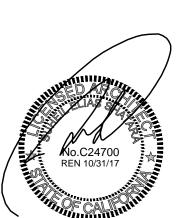
CONTACT ARCHITECT

ISSUED DATE N

BUILDING 02.04.2016

BUILDING 01.15.2017
BUILDING 03.31.2017

BUILDING 05.03.2017



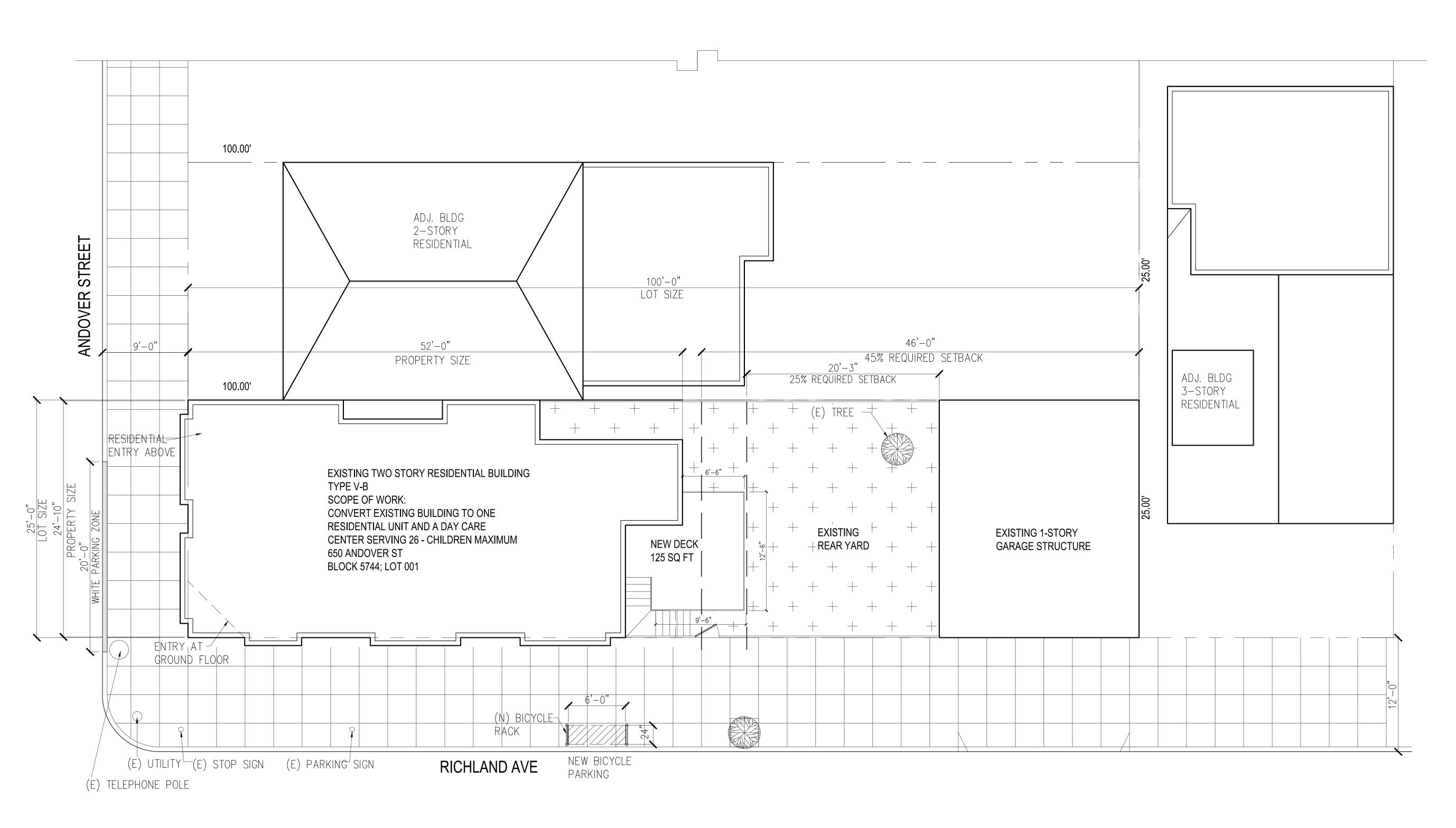
EXISTING
SITE/ROOF
PLAN

A1.0

EXISTING SITE PLAN

SCALE: 3/16"=1'-0"





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PROJECT
TENANT IMPROVEMENT

ADDRESS
650 ANDOVER STREET
SAN FRANCISCO, CA

BLOCK: 5744 LOT: 001

PROJECT DIRECTORY

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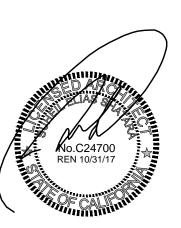
OWNER
CONTACT ARCHITECT

ISSUED DATE
BUILDING 02.04.2016

BUILDING 01.15.2017

BUILDING 03.31.2017

BUILDING 05.03.2017



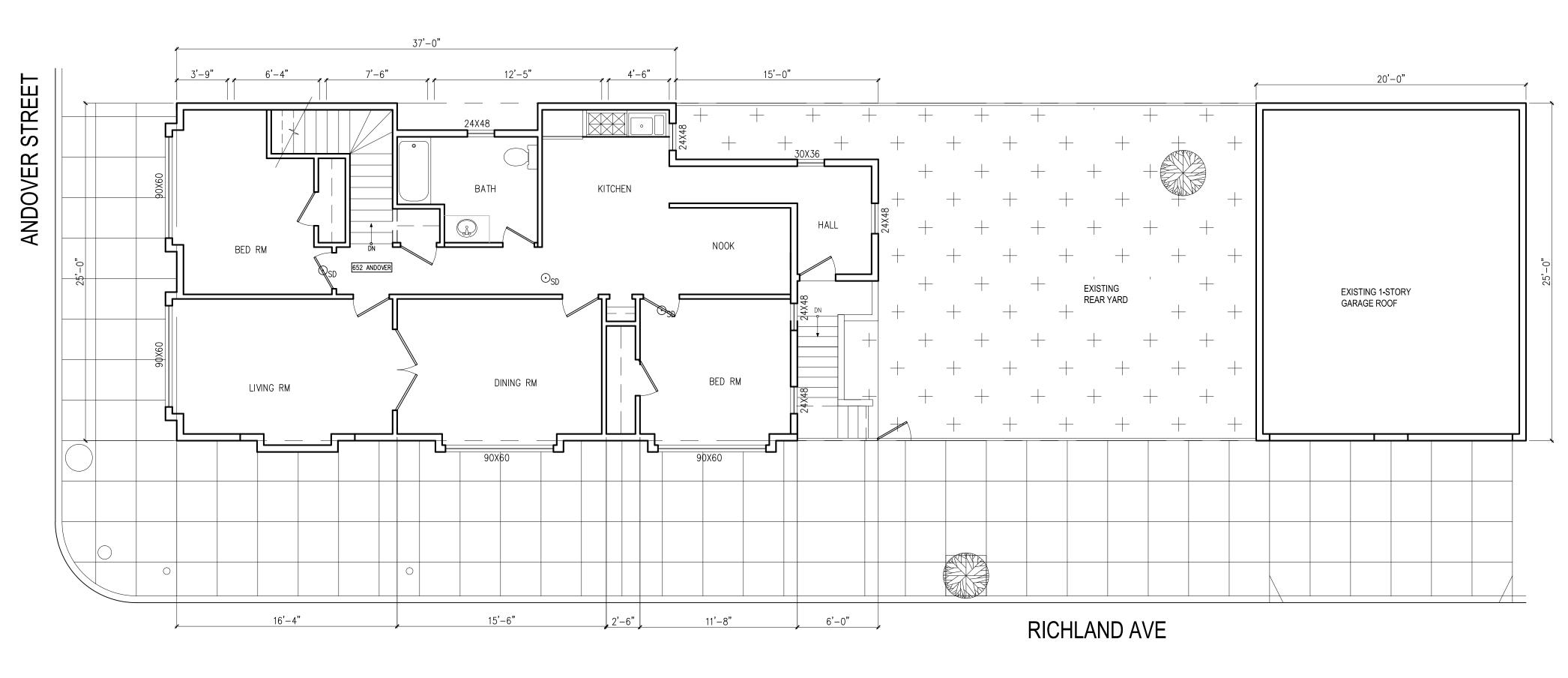
PROPOSED
SITE/ROOF
PLAN

A1.0.1

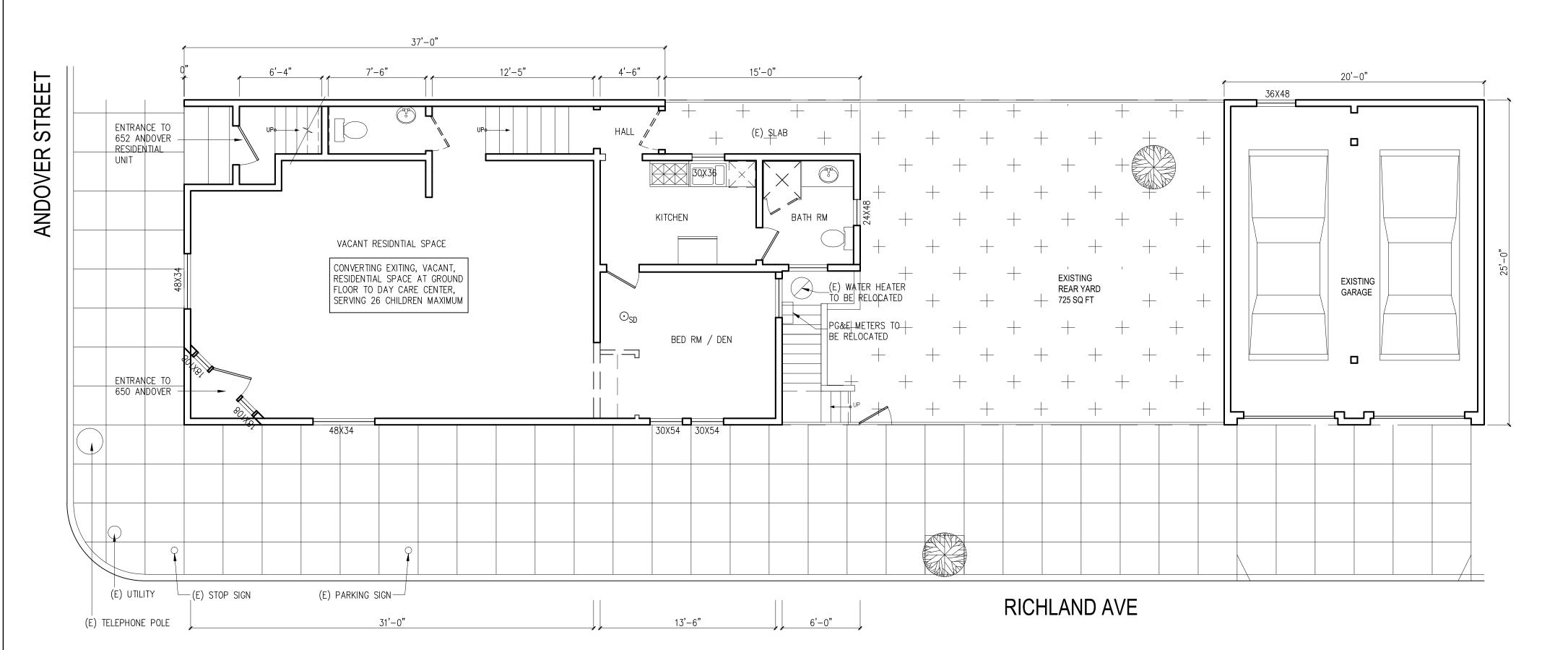
PROPOSED SITE PLAN

SCALE: 3/16"=1'-0"



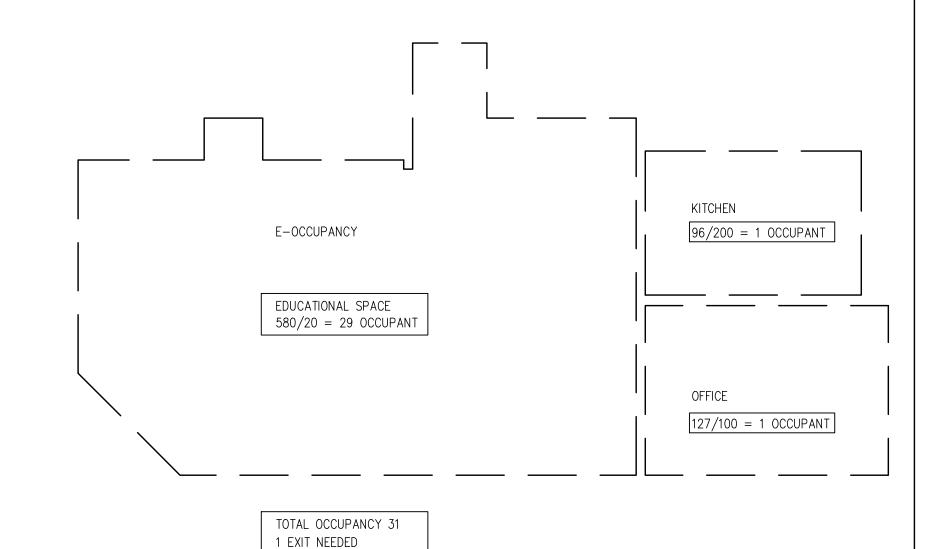


EXISTING SECOND FLOOR PLAN SCALE: 3/16"=1'-0"



EXISTING/DEMO FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"



3 LOAD FACTOR OCCUPANCY SCALE: 3/16"=1'-0"

DETAILS SHEET NOTES

1) WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.

2 FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

SHEET NOTES

- ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.
- 2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
- 3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

LEGEND WALL TYPE 9 DOOR NUMBER 1 A3.4 ELEVATION 9A WINDOW NUMBER FLOOR/CEILING ASSEMB. TYPE

(E) WALL TO BE DEMOLISHED

(E) WALL TO REMAIN

(N) WALL

PROPERTY LINE

---- ABOVE

ARCHITECTURE INC.
890 7TH ST.

SAN FRANCISCO CA 94107

SHATARA

TEL (415) 512-7566 suheil@shataraarch.com

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OF SHATARA ARCHITECTURE INC.

DJECT

TENANT IMPROVEMENT

ADDRESS
650 ANDOVER STREET

BLOCK: 5744 LOT: 001

SAN FRANCISCO, CA

.001

PROJECT DIRECTORY

ARCHITECT

890 7TH STREET SAN FRANCISCO, CA 94107 TEL: 415-512-7566

CONTACT: MR. SUHEIL SHATARA

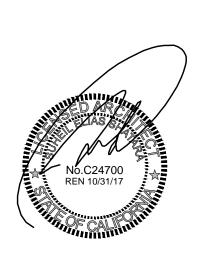
OWNER CONTACT ARCHITECT

ISSUED DATE NO
BUILDING 02.04.2016

BUILDING 01.15.2017

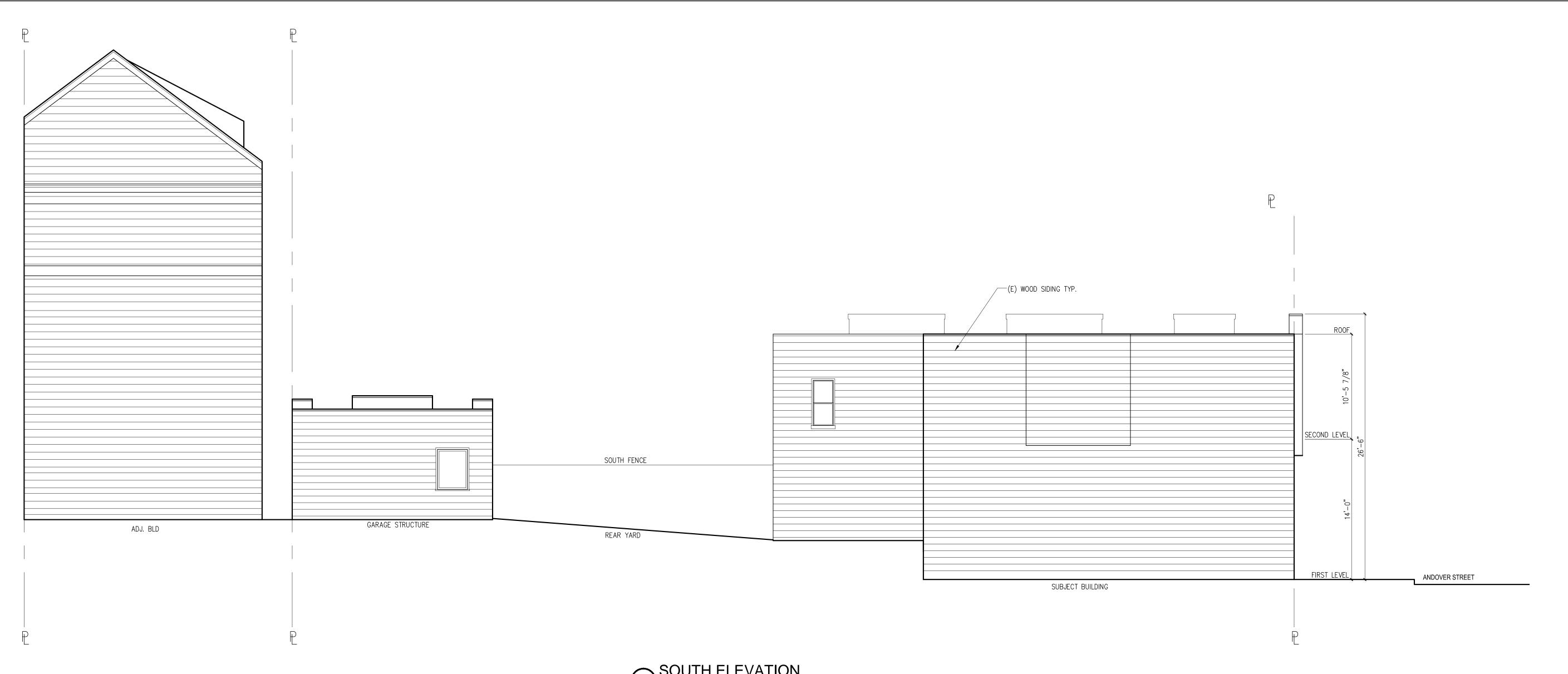
BUILDING 03.31.2017

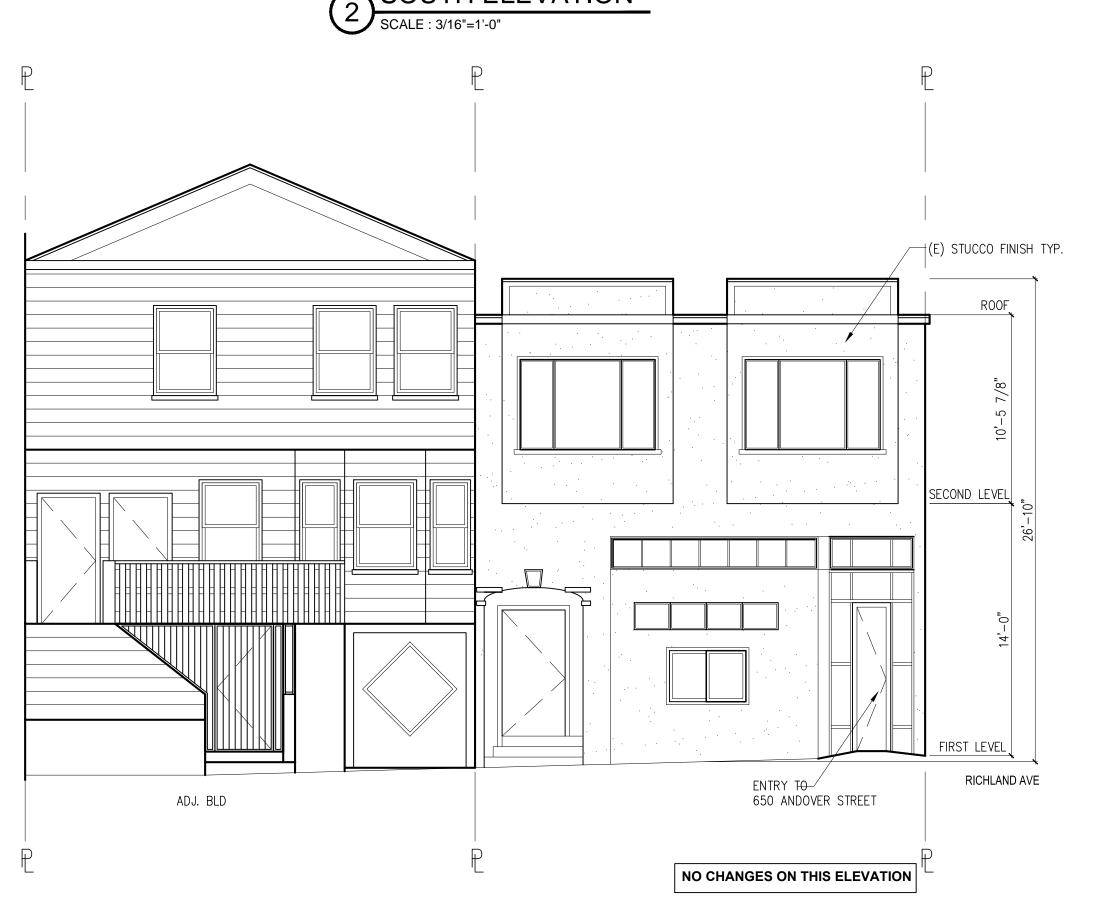
BUILDING 05.03.2017



EXISTING/
DEMO
PLANS - LOAD
FACTOR
OCCUPANCY

A1.1





WEST ELEVATION

SCALE: 3/16"=1'-0"

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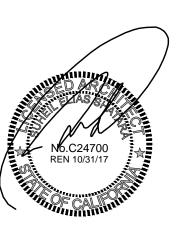
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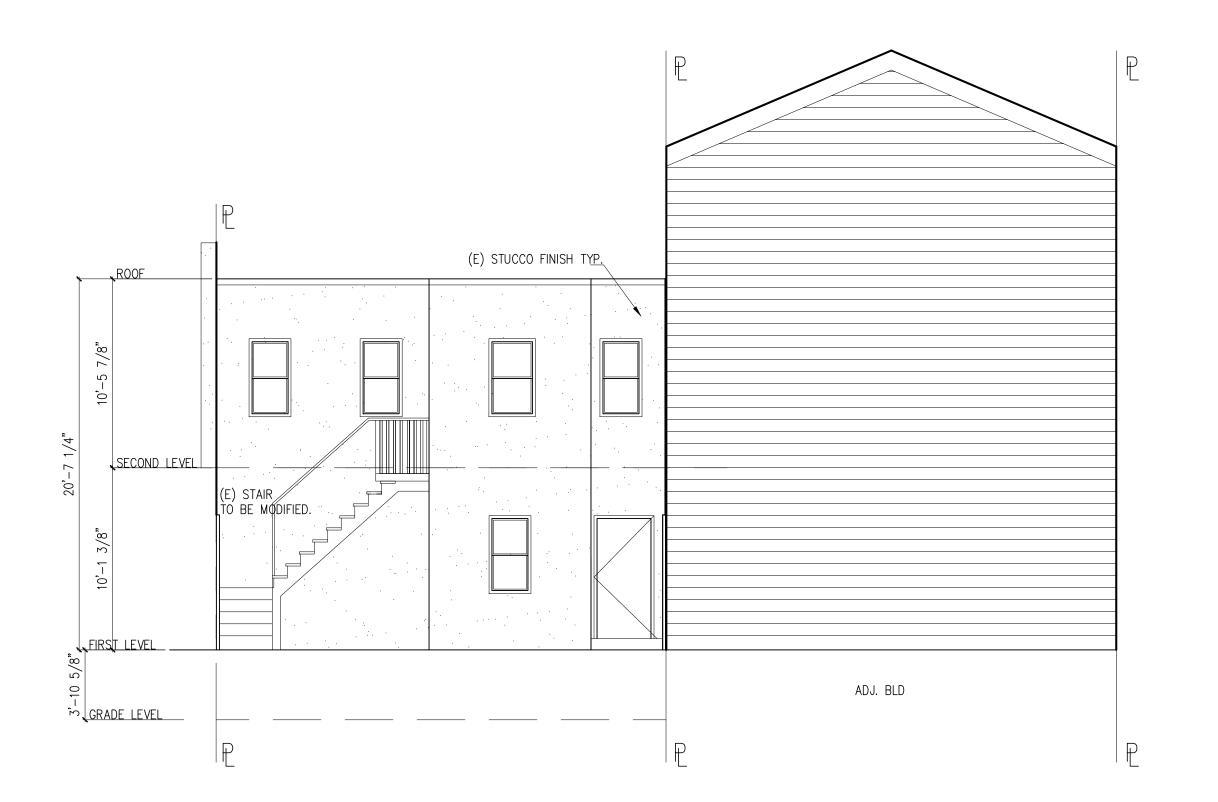


EXISTING
ELEVATIONS

A1.2



2 EXISITNG NORTH ELEVATION
SCALE: 3/16"=1'-0"



EXISTING EAST ELEVATION

SCALE: 3/16"=1'-0"

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PROJECT
TENANT IMPROVEMENT

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SAN FRANCISCO, CA

BLOCK: 5744 LOT: 001

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ARCHITECT

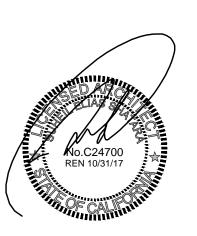
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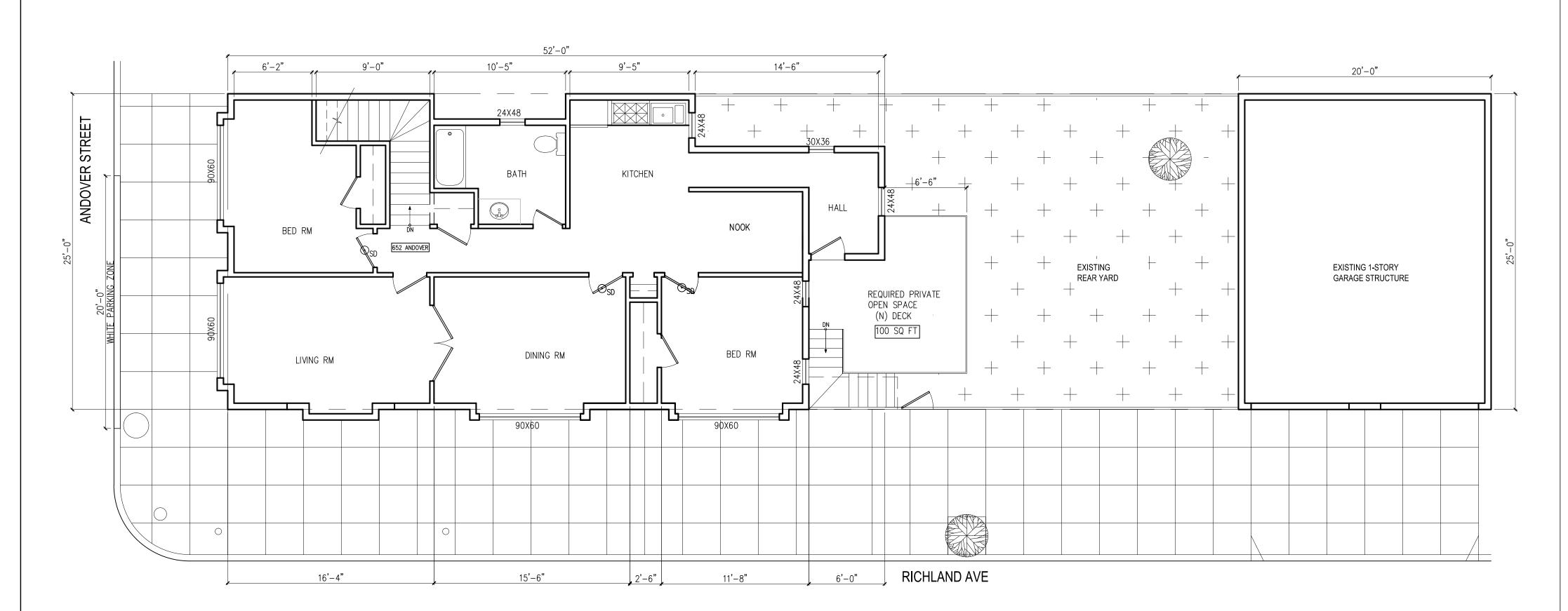
BUILDING 05.03.2017



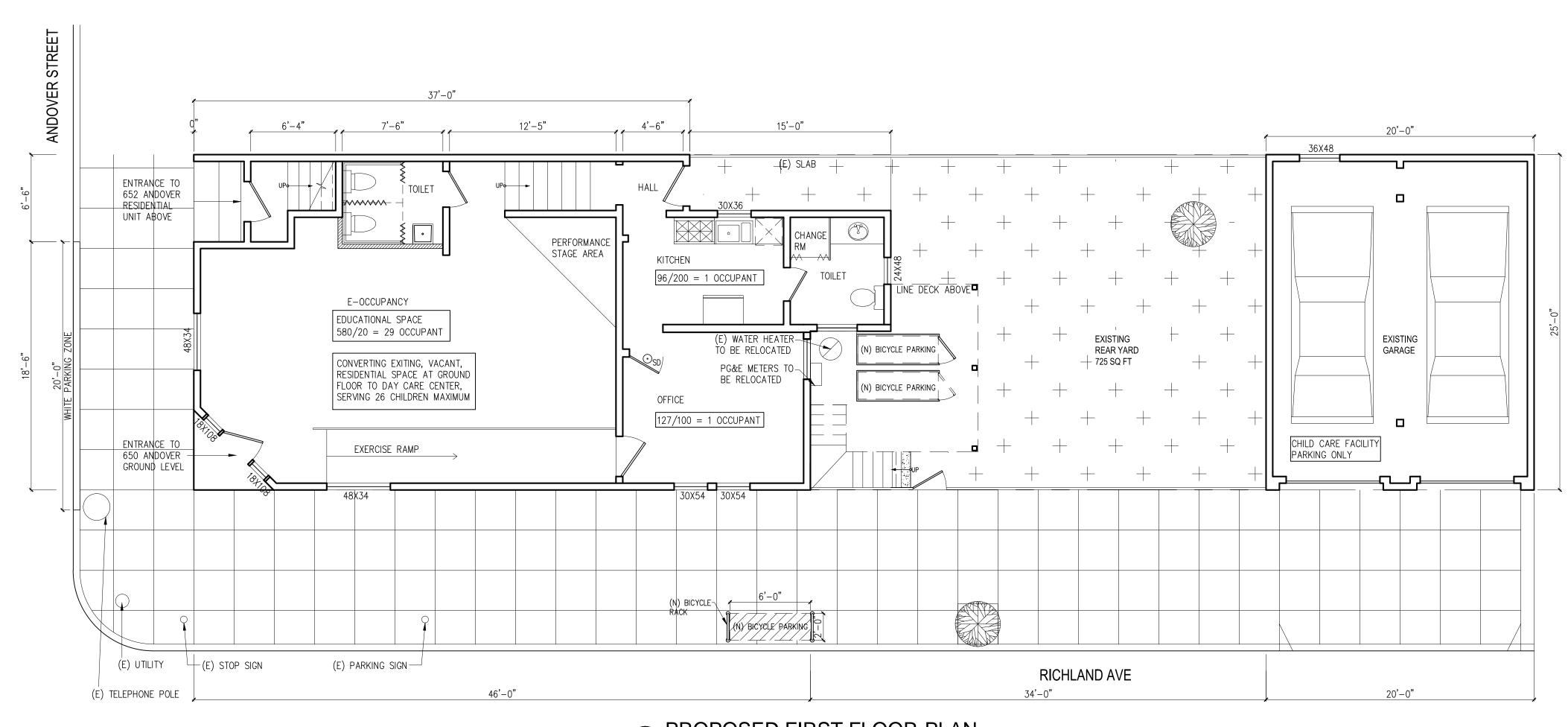
EXISTING
ELEVATIONS

A1.3





PROPOSED SECOND FLOOR PLAN SCALE: 3/16"=1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

KEYNOTES

- SMOKE DETECTOR & CARBON MONOXIDE DETECTOR: SMOKE
 DETECTOR TO BE INSTALLED IN ALL SLEEPING ROOMS AND
 AREAS SERVINGS THE SLEEPING ROOMS. MIN. ONE SMOKE
 DETECTOR ON EACH LEVEL. ALARMS AT BEDROOM TO BE PLACED
 WITHIN 1'-0" OF THE CENTER OF THE DOOR. INTERCONNECTION:
 WHERE MORE THAN ONE SMOKE ALARM IS REQ'D WITHIN A
 DWELLING UNIT, SMOKE ALARMS SHALL BE INTERCONNECTED IN
 SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WIL
 ACTIVATE ALL THE ALARMS IN THE DWELLING UNIT. ALARM
 SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVE
 BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED.
 CARBON MONOXIDE DETECTOR: ARE REQUIRED ON THE HALLWAY
 OUTSIDE ALL BEDROOMS: AT LEAST ONE ONE EACH STORY.
- RISE AND RUN 4" MIN. RISER, 7" MAX. RISER AND 11" MIN. TREAD RUN. (EXCEPTION: STEPS MAY BE 7.75" MAX. RISE AND 10" MIN. RUN FOR STAIRS WITHIN INDIVIDUAL DWELLING UNIT IF OCCUPANT LOAD IS <10; OR FOR STAIRS TO UNOCCUPIED ROOF). LARGEST RISE OR RUN IN A FLIGHT MAY NOT EXCEED SMALLEST BY MORE THAN 3/8". HANDRAILS REQ'D ON STAIRS WITH 4 OR MORE RISERS. HANDRAIL HEIGHT BETWEEN 34" & 38" ABOVE LEADING EDGE OF NOSING, WITH 12" EXTENSIONS TOP & BOTTOM, RETURNED TO WALL. HANDRAILS REQUIRED AT BOTH SIDES, EXCEPT WITHIN A DWELLING UNIT. PICKETS & BALUSTERS: OPENING LESS THAN 4". 6" MAX. DIAMETER OPENING AT TREAD/RISER/BALUSTER TRIANGLE. <u>GUARDRAIL</u> MIN. HEIGHT 42". (EXCEPTION: WITHIN DWELLING UNIT, 36" MIN. IF HANDRAIL MOUNTED ABOVE GUARDRAIL.) LANDING REQ'D AT EVERY 12 VERTICAL FEET, MAX. LENGTH OF LANDING EQUAL TO WIDTH OF STAIRS. <u>HEADROOM CLEARANCE</u> MIN. 80" THROUGHOUT STAIRS. TREAD ANTI-SLIP: ON EXTERIOR STAIRS, PROVIDE TREAD TREATMENT TO ACHIEVE A COEFFICIENT OF FRICTION OF 1.02 DRY and 0.98 WET.
- 3 STRUCTURE @ EXTERIOR SUPPORT STRUCTURE FOR EXTERIOR STAIRS (AND ALL OTHER EXPOSED WOOD, OR WOOD IN CONTACT WITH CONCRETE) TO BE DECAY, TERMITE AND WEATHER RESISTANT WOOD. ALL CUT ENDS TO BE TREATED WITH "COPPER GREEN" OR SIMILAR PRESERVATIVE.
- 4 <u>LIGHT & VENTILATION:</u> LIGHT TO HABITABLE SPACE: 8% OF FLOOR AREA, MIN. 8 SQ. FT. HABITABLE ROOMS SHALL BE NATURALLY VENTILATED WITH AN AREA 4% OF THE FLOOR AREA WITH A MIN. 4 SQ. FT. OPENINGS.
- (5) GARAGE VENTILATION: 200 SQ. INCHES MIN. FOR GARAGE OF UP TO 1,000 SQ. FT. FOR EACH ADDITIONAL 200 SQ. FT. PROVIDE ADDITIONAL 30 SQ. IN. OF CLR. VENT AREA.
- W.C.: MIN. OF 24" CLEARANCE IN FRONT OF W.C. 15" FROM CENTERLINE OF BOWL TO ADJACENT WALL. MAX. ALLOWABLE W.C. FLUSH RATE: 1.28 GALLONS, MAX. SHOWER: 30" MIN. DIA. CIRCLE & 1024 SQ. INCHES MIN. AREA, 32" X 32" INSIDE THRESHOLD; SHOWERHEAD FLOW RATE TO BE 2.5 GAL/MINUTE MAX. WET AREAS: NO GYPSUM BOARD OR GREENBOARD OR PURPLEBOARD ALLOWED ON WET AREAS; USE 1/2" CEMENTITIOUS BACKERS (HARDIE BACKER OR SIM.) AS TILE OR STONE UNDERLAYMENT. FAUCETS FLOW RATE TO BE 2.2 GAL/MINUTE MAX.
- 7) <u>LAUNDRY:</u> PROVIDE FLOOR DRAIN IN CENTER OF ROOM, SLOPE MIN. 1/4" PER FOOT.
- (8) <u>SKYLIGHTS:</u> (WITHOUT PARAPETS) LESS THAN 5 FEET FROM PROPERTY LINE TO BE 45 MIN. RATED ASSEMBLY W/ 1-HR. ROOF/CEILING CONSTRUCTION
- (10) <u>BEDROOM WINDOWS</u> AT LEAST ONE PER BEDROOM SHALL MEET EGRESS REQ'S OF MIN. WIDTH 20" (WITH MIN. HEIGHT OF 41") OR MIN. HEIGHT 24" (WITH 34.2" MIN. WIDTH) TOTALING 5.7 SQ. FT. MIN. CLR. OPENING. BOTTOM OF CLR. OPENING TO BE 44" MAX ABOVE BEDROOM FLOOR.
- 11) ROOF PARAPETS: AT UNRATED ROOFS: 1-HR RATED PARAPET, 30" MIN. HEIGHT REQ'D.
- (12) <u>ROOFING:</u> CLASS "B" MIN. ROOFING. FLAT ROOF 2% MIN. SLOPE, 1:48.
- (13) ROOF DECK:

 < 500 SQ.FT. FOR COMBUSTIBLE DECKING MATERIAL. 1/8"

 SPACING BETWEEN PLANKS, PERIMETER OPENING CLOSED TO

 WITHIN 1" OF ROOF, CONSTRUCTION IS MIN. 2" NOMINAL HEART
 REDWOOD OR FIRE RESISTANT TREATED WOOD. GUARDRAIL MIN.

 HEIGHT 42". OPENING LESS THAN 4";
- OVERFLOW DRAINS: SAME SIZE AS DRAIN AND 2" ABOVE LOW POINT
- ATTIC VENTILATION & ACCESS: ENCLOSED ATTIC AND RAFTER SPACES SHALL HAVE CROSS VENTILATION. NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF ATTIC OR RAFTER SPACE AREA WITH A CLASS 1 OR 2 VAPOR BARRIER PROVIDED ON THE WARM—IN—WINTER SIDE OF CEILING; 50% OF VENT AREA SHALL BE PROVIDED IN UPPER PORTION AND 50% BY EAVES OR CORNICE VENTS. ACCESS: 22"x30" ACCESS REQUIRED WHEN ATTIC HAS CLEAR HEIGHT OF 30" OR MORE. HEADROOM OF 30" MIN. REQ'D ABOVE ACCESS.
- 16) UNDER-FLOOR VENTILATION & ACCESS: CRAWL SPACE UNDER WOOD JOISTS SHALL HAVE CROSS VENTILATION, NOT LESS THAN 1 SQ.FT. FOR EACH 150 SQ.FT. OF CRAWL SPACE. ACCESS: 18"x24" MINIMUM SIZE ACCESS REQUIRED
- 17) TEMPERED WINDOWS: TEMPERED GLASS REQ'D WITHIN 24" OF THE STRIKE EDGE OF A DOOR; WITHIN 18" OF A FINISH FLOOR LEVEL (WALKING SURFACE); WITHIN SHOWER OR BATHTUB ENCLOSURE.

DETAILS SHEET NOTES

- 1) WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
- (2) FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

SHEET NOTES

- 1. ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.
- 2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
- 3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

MECHANICAL & ELECTRICAL KEYNOTES

- ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE CALIFORNIA ELECTRICAL CODE. THIS SHALL INCLUDE,
- BUT IS NOT LIMITED TO, THE ITEMS LISTED BELOW:

 BATHROOM:

 OUT IS TO DEPOMINE DATE WITH CECL OUT IS TO LIGHTING.
- OUTLETS: PROVIDE BATH WITH GFCI OUTLETS. LIGHTING:
 A MIN. OF ONE HIGH EFFICACY LUMINAIRE SHALL BE INSTALLED
 IN EACH BATHROOM. ALL H.E. LIGHTING UNLESS LIGHTING IS
 CONTROLLED BY CERTIFIED VACANCY SENSOR(S)
- ELECTRICAL: LAUNDRY ROOM, WASHER AND DRYER SHALL HAVE A SEPARATE 20 AMP CIRCUIT. <u>DRYER VENT:</u> RIGID PIPE (NO FLEX DUCT ALLOWED) SHALL TERMINATE OUTSIDE. 4" DIAM PIPE 14' MAX LENGTH WITH MAX 2 90 DEGREE TURNS, MINUS 2' FOR EACH ADDITIONAL 90 DEGREE TURN OR PROVIDE BOOSTER FAN. <u>MAKE-UP AIR:</u> VENT FOR GAS OR ELECTRIC DRIERS: 100 SQ. IN. MIN. INTAKE OPENING. <u>LIGHTING:</u> ALL HE LIGHTING UNLESS LIGHTING IS CONTROLLED BY VACANCY SENSOR(S) (2013 CEC)
- OUTLETS (ELECTRICAL RECEPTACLES): AT LEAST ONE OUTLET IN HALLWAY. PLACE OUTLETS SO THAT NO POINT ALONG THE WALL SPACE IS MORE THAN 6' HORIZONTALLY FROM ANY OUTLET. ANY WALL OVER 24" WIDE SHALL HAVE AN OUTLET. ALL OUTLETS SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
- D <u>SWITCHES AND CONTROLS</u> SHALL BE PLACED MIN. 36" MAX 48"
- (E) THERMOSTATS SHALL BE PLACED 60" ABOVE FINISH FLOOR.
- ELECTRICAL: A MINIMUM OF (2) 20 AMP SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED FOR THE KITCHEN, DINING AND FAMILY ROOM AREAS. CONTRACTOR SHALL PROVIDE FOR FUTURE EXPANSION OF (3) 30 AMP CIRCUITS. <u>OUTLETS:</u> MIN. 1 PER EACH COUNTER SECTION WIDER THAN 12". 4' MAX. DISTANCE BETWEEN OUTLETS. PROVIDE GFCI OUTLETS. <u>LIGHTING:</u> AT LEAST 50% OF INSTALLED LUMINAIRE MUST BE OF HIGH EFFICACY (H.E.) LIGHTING AND MUST BE SWITCHED SEPARATELY FROM NON—HE
- (G) <u>LIGHTING (OTHER ROOMS):</u> BEDROOM, HALLWAY, STAIRS, DINING & CLOSETS BIGGER THAN 70 SQ FT: ALL HIGH EFFICACY LIGHTING UNLESS LIGHTING THAT IS CONTROLLED BY A DIMMER SWITCH OR CERTIFIED VACANCY SENSOR(S) (TITLE 24).
- H EXHAUST FANS: PROVIDE BATH & LAUNDRY W/ MECHANICAL EXHAUST FANS WITH BACKDRAFT DAMPER. EXHAUST DIRECT TO EXTERIOR. NO VENT TERMINATION IN EXTERIOR WALL WITHIN 3 FT. OF PROPERTY LINE OR WINDOW OR OPENING USED FOR VENTILATION.
- HEATING SYSTEM: AS SHOWN IS SCHEMATIC ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR SYSTEM DESIGN AND ITS ADEQUACY. WHERE FURNACE DUCTS PIERCE 1—HR GARAGE WALLS, DUCTS SHALL BE MIN. 26 GAUGE GALVANIZED STEEL.
- (K) COMBUSTION AIR INLET: OPENING NOT ALLOWED WITHIN 3' OF PROP. LINE. 12" DOWN FROM TOP, 12" UP FROM BOTTOM.
- WATER HEATER: SEE WATER HEATER DETAIL FOR SEISMIC STRAP AND 18" PLATFORM
- GARAGE:
 LIGHTING: ALL HIGH EFFICACY LIGHTING UNLESS LIGHTING THAT IS
 CONTROLLED BY CERTIFIED VACANCY SENSOR(S) (TITLE 24)
 (2013 CEC).
 BOLLARDS: PROVIDE TO PROTECT GAS EQUIPMENT FROM IMPACT.
 (CMC308.1) VENTILATION: 200 SQ. INCHES MIN. FOR GARAGE OF
 UP TO 1,000 SQ. FT. FOR EACH ADDITIONAL 200 SQ. FT.

PROVIDE ADDITIONAL 30 SQ. IN. OF CLR. VENT AREA.

N CIRCUITS INTERRUPTER (BREAKERS): ALL 120 VOLT SINGLE PHASE, 15 AND 20 AMP CIRCUITS SUPPLYING OUTLETS IN A DWELLING UNIT'S BEDROOMS, LIVING, DINING, HALLWAYS, CLOSETS AND SIMILAR ROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER.

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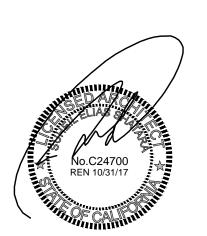
DATE

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BUILDING 01.15.2017

ISSUED

BUILDING 03.31.2017

BUILDING 05.03.2017



PROPOSED FLOOR PLANS

A2.0

LEGEND

WALL TYPE

9

DOOR NUMBER

1

A3.4

ELEVATION

9A

WINDOW NUMBER

A

FLOOR/CEILING ASSEMB.
TYPE

(A) TYPE

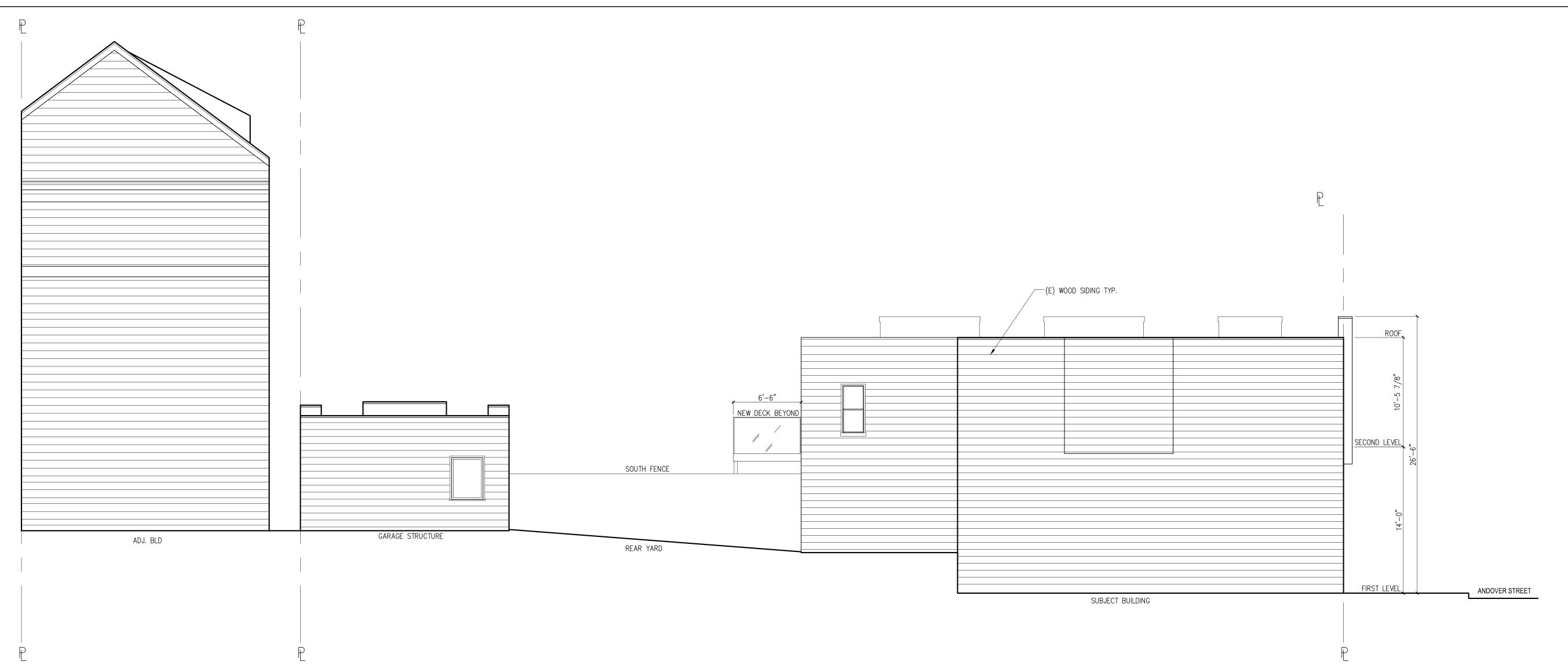
(E) WALL TO
BE DEMOLISHED

(E) WALL TO REMAIN

(N) WALL

PROPERTY LINE

ABOVE



PROPOSED SOUTH ELEVATION SCALE: 3/16"=1'-0"



PROPOSED WEST ELEVATION

SCALE: 3/16"=1'-0"

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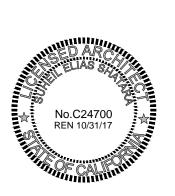
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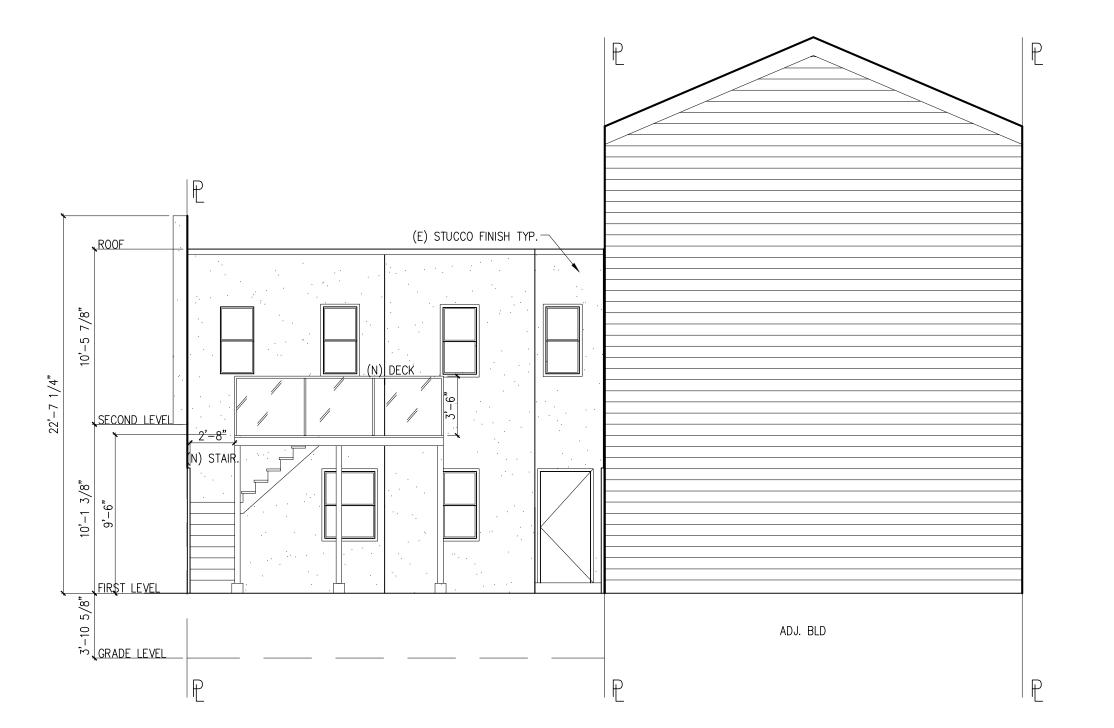
PROPOSED
ELEVATIONS

A2.1



PROPOSED NORHT ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED EAST ELEVATION

SCALE: 3/16"=1'-0"

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BUILDING 03.31.2017
BUILDING 05.03.2017

No.C24700 REN 10/31/17

PROPOSED ELEVATIONS

A2.2